

MEMORANDUM

FEBRUARY 19, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
 STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
 NEIGHBORHOOD PLANNING AND ZONING
 GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
 PLANNING AND ZONING
 JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on eighty-two zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4	1	1	1
Back Bay	2			
Beacon Hill	4			1
Charlestown	2	1		
Chinatown	1			
City Proper	4	1		
Dorchester	2	2	2	2
East Boston	2		2	1
Fenway	2			
Government Center				
Hyde Park	3	1	1	
Jamaica Plain	4			
Kenmore		1		
Mattapan		1		
North End	1			
Roslindale		2		
Roxbury	1	3	1	
South Boston	11	2	1	
South Cove				
South End	4			1
West Roxbury	5	1	1	

Allston-Brighton

Approval Z-9537. 1610-1622 Commonwealth Avenue. Convert to restaurant, market, beauty salon.

Approval Z-9513. 26-28 Arden Street. Erect two-family dwelling.

Denial Z-9551. 521 Cambridge Street. One-story addition.

Approval Z-9559. 1 Raymond Street. Front yard deficiency.

Approval Z-9561. 46-48 Ridgemont Street. Two-family dwelling.

Denial as Submitted Z-9565. 163-177 Allston Street. Sixteen apartments.

Back Bay

Approval Z-9583. 727-731 Boylston Street. Temporary sidewalk cafe.

Approval Z-9620. 259 Marlborough Street. Roof deck.

Beacon Hill

Approval Z-9520. 19-21 Charles Street. Restaurant expansion.

Approval Z-9542. 40 Phillips Street. Store to residential unit.

Approval Z-9581. 79 Charles Street. Seven apartments and restaurant.

Approval Z-9584. 22 Hancock Street. Lodging House.

Deferral Z-9572. 32 Derne Street. Meet with civic association and Authority.

Charlestown

Approval Z-9558. 31 Union Street. Convert to three-family dwelling.

Denial Z-9515. 16 Mystic Street. Convert to three-family dwelling.

Approval Z-9635. 99 Bartlett Street. Two to three-family dwelling.

Chinatown

Approval Z-9615. 15-15A Hudson Street. Two to three-family dwelling.

City Proper

Approval Z-9526. 200 State Street. Store sign.

Approval Z-9536. 695 Atlantic Avenue. Public Health Club.

Approval Z-9550. 121-123 South Street. Offices, retail, mercantile.

Approval Z-9552. 101-113 Summer Street. Sign.

Denial Z-9622. 25-55 Court Street. Car elevator lift.

Dorchester

Denial Z-9528. 10 Helen Street. Sale of used cars.

Approval Z-9529. 77 Waldeck Street. Convert to two-family dwelling.

Denial
Without
Prejudice Z-9539. 427 Adams Street. Take out restaurant.

Denial Z-9549. 128R Walnut Street. One-family dwelling.

Deferral Z-9567. 277-287 Norfolk Street. Social center.

Approval Z-9585-
9586. 19-21 Victory Road. Light manufacture of metal awnings.

Deferral Z-9593-
9599. 57-69 Fuller Street. Seven townhouse units.

Denial
Without
Prejudice Z-9623. 35 Old Morton Street. Two to four apartments.

East Boston

Approval Z-9562. 145 Lexington Street. Three to four-family dwelling.

Denial
Without
Prejudice Z-9571. 66 Falcon Street. Two to three-family dwelling.

Approval Z-9617. 243 Condor Street. Two-story addition.

Deferral Z-9636. 225 William F. McClellan Highway. Eleven-story addition to hotel.

Denial Without Prejudice Z-9582. 160-162 Summer Street. Legalize four-family dwelling.

Fenway

Approval Z-9447. 500 Huntington Avenue. Hospital parking lot.

Approval Z-9544. 22 Fenway. Office to college uses.

Hyde Park

Denial Z-9429. 252 Reservation Road. Legalize two-family dwelling.

Denial Without Prejudice Z-9517-9518. 124-126 Child Street. Resolve siting issue.

Approval Z-9534. 127 Ruskindale Road. Enclosure of rear porches.

Approval Z-9557. 524 Metropolitan Avenue. Art studio.

Approval Z-9554. 39 Sprague Street. Underground gasoline storage.

Jamaica Plain

Approval Z-9531. 29 Cranston Street. One-story addition.

Approval Z-9563-9564. 296-298 Centre Street. Conversion to two and three-family dwellings.

Approval Z-9540. 67-69 Seaverns Avenue. Existing three-family dwelling.

Approval Z-9555. 188-190 Amory Street. Three to four-family dwelling.

Kenmore

Denial Z-9576. 124 St. Mary's Street. Projecting sign.

Mattapan

Denial Z-9614. 51 Roanoke Road. One-family dwelling.

North End

Approval Z-9627. 1-3 Lewis Street. Four apartments and tavern.

Roslindale

- Denial Z-9533. 1028 South Street. Converted to three-family dwelling.
- Denial Z-9634. 20 Denton Terrace. One to three-family dwelling.

Roxbury

- Denial Z-9548. 99 Calumet Street. Convert to four-family dwelling.
- Approval Z-9560. 779 Huntington Avenue. Basement office.
- Denial Z-9514. 16 Burney Street. Two basement apartments.
- Denial Z-9545- 3-4 Holborn Terrace. Three to eight-family dwellings.
Without 9546.
- Denial Z-9579- 85-87 Hillside Street. Subdivision.
9580.

South Boston

- Denial Z-9538. 758 East Sixth Street. Change to four apartments.
- Approval Z-9570. 262-268 West Third Street. Four one-family dwellings.
- Approval Z-9547. 699-701 East Broadway. Convert store to restaurant.
- Approval Z-9525. 192 West Fifth Street. Legalize three-family dwelling.
- Approval Z-9516. 84 G Street. Convert to four-family dwelling.
- Approval Z-9519. 248 Gold Street. Legalize two-family dwelling.
- Approval Z-9578. 872 East Broadway. One to two-family dwelling.
- Approval Z-9590. 307-309 West Broadway. Six apartments and package mailing service.
- Approval Z-9592. 119 N Street. One-story addition.
- Approval Z-9613. 2 Kemble Place. Porch addition.
- Approval Z-9626. 290 Northern Avenue. Parking lot.
- Approval Z-9630+ 37 Joyce Hayes Way and 111 Flaherty Way. Two group
9632. care residences.

Denial Z-9535. 69-75 Fargo Street. Parking garage.
 Approval Z-9573. 24 P Street. Erect three-family dwelling.

South End

Approval Z-9530. 132 Union Park Street. Three to four-family dwelling.
 Approval Z-9553. 411 Shawmut Avenue. Lodging house to nine apartments.
 Approval Z-9556. 44 West Newton Street. Dormer addition.
 Deferral Z-9591. 98 West Concord Street. Meet with community.
 Approval Z-9619. 1124-1140 Washington Street. Eight apartments, manufacturing, retail.

West Roxbury

Denial Z-9517. 29 Oriole Street. Porch-dormer additions.
 Denial as Submitted Z-9524. 32 Spring Street. Auto repair garage.
 Approval Z-9569. 16 Spring Valley Road. One-family dwelling.
 Approval Z-9618. 48 Franclaire Drive. Porch addition.
 Approval Z-9612. 416 Baker Street. Interior basement alteration.
 Approval Z-9621. 136 Dent Street. One-story addition..
 Approval Z-9624-9625. 51-53 New Haven Street. Two one-family dwellings.

BOARD OF APPEAL REFERRALS

FEBRUARY 19, 1987

	<u>Hearing</u>	
1. Z-9447	2/24/87	Wentworth Institute Children's Medical Center 500 Huntington Avenue, Boston
2. Z-9513	2/24/87	John E. Carey 26-28 Arden Street, Brighton
3. Z-9514	2/24/87	16 Burney Street Trust 16 Burney Street, Roxbury
4. Z-9515	2/24/87	Walter T. Sullivan 16 Mystic Street, Charlestown
5. Z-9516	2/24/87	Edward Wallace 84 G Street, South Boston
6. Z-9517-9518	2/24/87	Lynda Bernard 124-126 Child Street, Hyde Park
7. Z-9519	2/24/87	Thomas M. Barry 248 Gold Street, South Boston
8. Z-9520	2/24/87	Gregory Realty Trust 19-21 Charles Street, Boston
9. Z-9524	2/24/87	Estate of Theodore J. Julius 32 Spring Street, West Roxbury
10. Z-9525	2/24/87	Jerald N. Katz 192 West Fifth Street, South Boston
11. Z-9526	2/24/87	Market Place Center Associates 200 State Street, Boston
12. Z-9527	2/24/87	Soultana & Demetrios Liouzas 29 Oriole Street, West Roxbury
13. Z-9528	2/24/87	Nicholas A. Vaccaro 10 Helen Street, Dorchester
14. Z-9529	2/24/87	Mary Forristall & John Cary 77 Waldeck Street, Dorchester
15. Z-9530	2/24/87	Hanley Schildkret 132 Union Park Street, Boston
16. Z-9531	2/24/87	Julio V. DeMoura 29 Cranston Street, Jamaica Plain
17. Z-9533	2/24/87	Ward & Joseph Krawec 1028 South Street, Roslindale
18. Z-9534	2/24/87	Joseph Luc 127 Ruskindale Road, Hyde Park

*not included in original submission

BOARD OF APPEAL REFERRALS

FEBRUARY 19, 1987

		<u>Hearing</u>	
*19.	Z-9535	3/3/87	D Street 451 Limited Partnership 69-75 Fargo Street, South Boston
20.	Z-9536	3/3/87	BPK Associates 695 Atlantic Avenue, Boston
21.	Z-9537	3/3/87	Mariangela Arpino 1610-1622 Commonwealth Avenue Boston
22.	Z-9538	3/3/87	Stephen F. Lynch 758 East Sixth Street, South Boston
23.	Z-9539	3/3/87	Nury Espinosa 427 Adams Street, Dorchester
24.	Z-9540	3/12/87	Fritz Construction Corporation 67-69 Seaverns Avenue, Jamaica Plain
25.	Z-9542	3/3/87	Robert C. MacKay 40 Phillips Street, Boston
26.	Z-9544	3/10/87	Berklee College of Music 22 The Fenway, Boston
27.	Z-9545-9546	3/3/87	Thomas J. Donnelly, Trustee 3-4 Holborn Terrace, Roxbury
28.	Z-9547	3/3/87	Edward B. Mikshenas 699-701 East Broadway, South Boston
29.	Z-9548	3/3/87	David & Robert Julier 99 Calumet Street, Roxbury
30.	Z-9549	3/3/87	Frederick Melchionda 128R Walnut Street, Dorchester
31.	Z-9550	3/3/87	Leather District Partners 121-123 South Street, Boston
32.	Z-9551	3/3/87	Mark R. Efron 521 Cambridge Street, Brighton
33.	Z-9552	3/3/87	Copy Cop, Inc. 101-113 Summer Street, Boston
34.	Z-9553	3/3/87	Alexander Lempicki, Trustee 411 Shawmut Avenue, Boston
*35.	Z-9554	3/3/87	Alfred Palladino 39 Sprague Street, Hyde Park

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BOARD OF APPEAL REFERRALS

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36.	Z-9555	3/12/87	Peter Scholnick & Paul Oostenbrug 188-190 Amory Street, Jamaica Plain
*37.	Z-9556	3/3/87	Mary Grant Price 44 West Newton Street, Boston
38.	Z-9557	3/3/87	John A. Fucillo 524 Metropolitan Avenue, Hyde Park
39.	Z-9558	3/3/87	Alex Hillman 31 Union Street, Charlestown
40.	Z-9559	3/3/87	Jerome Tuck 1 Raymond Street, Allston
41.	Z-9560	3/3/87	Avondale Realty Trust 779 Huntington Avenue, Roxbury
42.	Z-9561	3/3/87	Olympia Pangakis 46-48 Ridgemont Street, Brighton
43.	Z-9562	3/10/87	Rico A. Merluzzo 145 Lexington Street, East Boston
44.	Z-9563-9564	3/10/87	Public Facilities Department 296-298 Centre Street, Jamaica Plain
45.	Z-9565	3/10/87	Petros Polyzos 163-177 Allston Street, Brighton
46.	Z-9567	3/10/87	281 Norfolk Street Trust 277-287 Norfolk Street, Dorchester
47.	Z-9569	3/10/87	Raffaele Martignetti 16 Spring Valley Road, West Roxbury
48.	Z-9570	2/24/87	Santa Fe Properties 262-268 West Third Street South Boston
49.	Z-9571	3/10/87	Paul Calsimitto 66 Falcon Street, East Boston
50.	Z-9572	3/10/87	Suffolk University 32 Derne Street, Boston
51.	Z-9573	3/10/87	Nine Stitch Corporation 24 P Street, South Boston
52.	Z-9576	3/10/87	Thomas Olafsson 124 St. Mary's Street, Boston

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BOARD OF APPEAL REFERRALS

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53.	Z-9578	3/10/87	Patrick F. Morrissey 872 East Broadway, South Boston
54.	Z-9579-9580	3/10/87	Howard Olikier 85-87 Hillside Street, Roxbury
55.	Z-9581	3/10/87	Ralph Bravaco 79 Charles Street, Boston
56.	Z-9582	3/10/87	Donald H. Cragin 160-162 Summer Street, East Boston
57.	Z-9583	3/10/87	Uno Restaurants, Inc. 727-731 Boylston Street, Boston
58.	Z-9584	3/10/87	Bobson Realty Trust 22 Hancock Street, Boston
59.	Z-9585-9586	3/10/87	Lawrence J. Maimaron, II 19-21 Victory Road, Dorchester
61.	Z-9590	3/10/87	Becker Realty Trust 307-309 West Broadway, South Boston
*62.	Z-9591	3/12/87	98 West Concord Realty Trust 98 West Concord Street, Boston
63.	Z-9592	3/12/87	Dennis E. O'Connell 119 N Street, South Boston
64.	Z-9593-9599	3/12/87	Joseph Schectman & Paul O'Brien 57-69 Fuller Street, Dorchester
65.	Z-9612	3/12/87	George C. Eliopoulos 416 Baker Street, West Roxbury
66.	Z-9613	3/12/87	William Santry 2 Kemble Place, South Boston
67.	Z-9614	2/19/87	Louise Cavanagh 51 Roanoke Road, Mattapan
68.	Z-9615	3/12/87	William Wong 15-15A Hudson Street, Boston
69.	Z-9617	3/12/87	Joeph Bavaro 243 Condor Street, East Boston

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BOARD OF APPEAL REFERRALS

FEBRUARY 19, 1987

Hearing

70.	Z-9618	3/12/87	Michael Giacalone 48 Franclaire Drive, West Roxbury
*71.	Z-9619	3/10/87	Boston Redevelopment Authority 1134-1140 Washington Street, Boston
72.	Z-9620	3/12/87	Jerome L. Missel 259 Marlborough Street, Boston
73.	Z-9621	3/12/87	Michael J. & Eileen P. Sameski 136 Dent Street, West Roxbury
74.	Z-9622	3/12/87	United States Trust Company 25-55 Court Street, Boston
75.	Z-9623	3/12/87	Paul McTigue 35 Old Morton Street, Dorchester
76.	Z-9624-9625	3/12/86	Claire R. Mackin & Charles J. & Constance M. O'Malley 51-53 New Haven Street, West Roxbury
77.	Z-9626	3/3/87	VII Corporation 290 Northern Avenue, Boston
78.	Z-9627	3/12/87	Nicholas Dello Russo 1-3 Lewis Street, Boston
79.	Z-9628-9629	3/3/87	Boston Housing Authority 1 Crowley Rogers Way & 59 B Street South Boston
80.	Z-9630 & 9632	3/3/87	Boston Housing Authority 111 Flaherty Way & 37 Joyce Hayes Way, South Boston
81.	Z-9634	3/12/87	Susan E. Cunniff 20 Denton Terrace, Roslindale
82.	Z-9635	3/10/87	Joseph Robbat, Jr., Trustee 99 Bartlett Street, Charlestown
83.	Z-9636	3/10/87	Airport Ramada Hotel, Inc. 225 William F. McClellan Highway East Boston

*not included in original submission

MEMORANDUM

February 19, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/24/87 Z-9447
Wentworth Institute
Children's Medical Center
500 Huntington Avenue
Boston

Site: Parking lot

District(s): Apartment (H-1)

Purpose: Open air parking lot for 216 cars.

Violation(s): Parking lot is forbidden use.

VOTED: In reference to petition Z-9447, Wentworth Institute, Children's Medical Center, 500 Huntington Avenue, Boston, for forbidden use for open air parking of 216 cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the Children's Hospital submit landscaping plan to the Authority for design review approval; that the use of this lot terminate in two years at which time the Hospital will submit a comprehensive parking plan inclusive of the Wentworth lot and other facilities owned by the Hospital; that the Hospital submit within sixty days for Authority review a mixed use development plan for the Wentworth site; that the Hospital in conjunction with adjacent institutions initiate an area-wide traffic and parking plan.



Z-9447

500 HUNTINGTON AVE BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9513
John E. Carney
26-28 Arden Street
Brighton

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Combine lots; erect two-family dwelling.

Violation(s): Off-street parking not allowed in front or side yards.

Insufficient lot area.

VOTED: In reference to petition Z-9513, John E. Carney, 26-28 Arden Street, Brighton, for two variances to combine lots and erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that two off-street parking spaces be provided; that plans be submitted to the Authority for design review approval. Lot area consistent with other properties on the street.



Z-9513

26-28 ARDEN ST BRIGHTON

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9514
16 Burney Street Trust
16 Burney Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9514, 16 Burney Street Trust, 16 Burney Street, Roxbury, for forbidden use and three variances for change of occupancy from six to eight apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Basement units are inappropriate and undesirable in this densely populated neighborhood without provisions for open space and critical off-street parking. Abutters have expressed strong opposition.



Z-9514

16 BURNLEY ST

ROXBURY

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9515
Walter T. Sullivan
16 Mystic Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling;
erect third-floor deck.

Violation(s): Insufficient lot area, open space, and rear yard.
Excessive floor area ratio.

VOTED: In reference to petition Z-9515, Walter T. Sullivan, 16 Mystic Street, Charlestown, for four variances for change of occupancy from two- to three-family dwelling and erect third-floor deck in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This area is a mix of one-, two-, and three-family structures currently experiencing severe parking congestion along the street. The existing structures are on lots of minimal size and do not offer suitable open space for the present residents. The continual conversion to more dwelling units cannot be accommodated along this street in terms of available parking and quality open space. Furthermore, the loss of larger dwelling units to an increased number of smaller units is putting a strain on housing stock that will accommodate families.



Z-9515

16 MYSTIC ST

CHARLESTOWN

Board of Appeal Referrals

2/19/87

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Hearing: 2/24/87 Z-9516
Edward Wallace
84 G Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9516, Edward Wallace, 84 G Street, South Boston, for two variance for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Proposed basement unit has windows on three sides, allowing for sufficient light and air. Large structure can accommodate four units which will not be detrimental to the neighborhood. Similar properties exist in vicinity.



Z-9516

84 G STREET

SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9517-9518
Lynda Bernard
124-126 Child Street
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Subdivide; erect two two-family dwellings.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, rear yard, and off-street parking.

VOTED: In reference to petitions Z-9517-9518, Lynda Bernard, 124-126 Child Street, Hyde Park, for two forbidden uses and six variances to subdivide and erect two two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Development of this site for housing is appropriate, however the location of the structures is a concern. Appellant must meet with Authority to resolve this issue.

Z-9517-9518

124-126 CHILD ST HYDE PARK

POND PLAYGROUND

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87

Z-9519

Thomas M. Barry
248 Gold Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area, open space, and floor area ratio.

VOTED: In reference to petition Z-9519, Thomas M. Barry, 248 Gold Street, South Boston, for three variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two-family dwelling, apparently an existing condition, is compatible with mixed one-, two-, and three-family residential neighborhood.



Z-9519 248 GOLD ST SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9520
Gregory Realty Trust
19-21 Charles Street
Boston

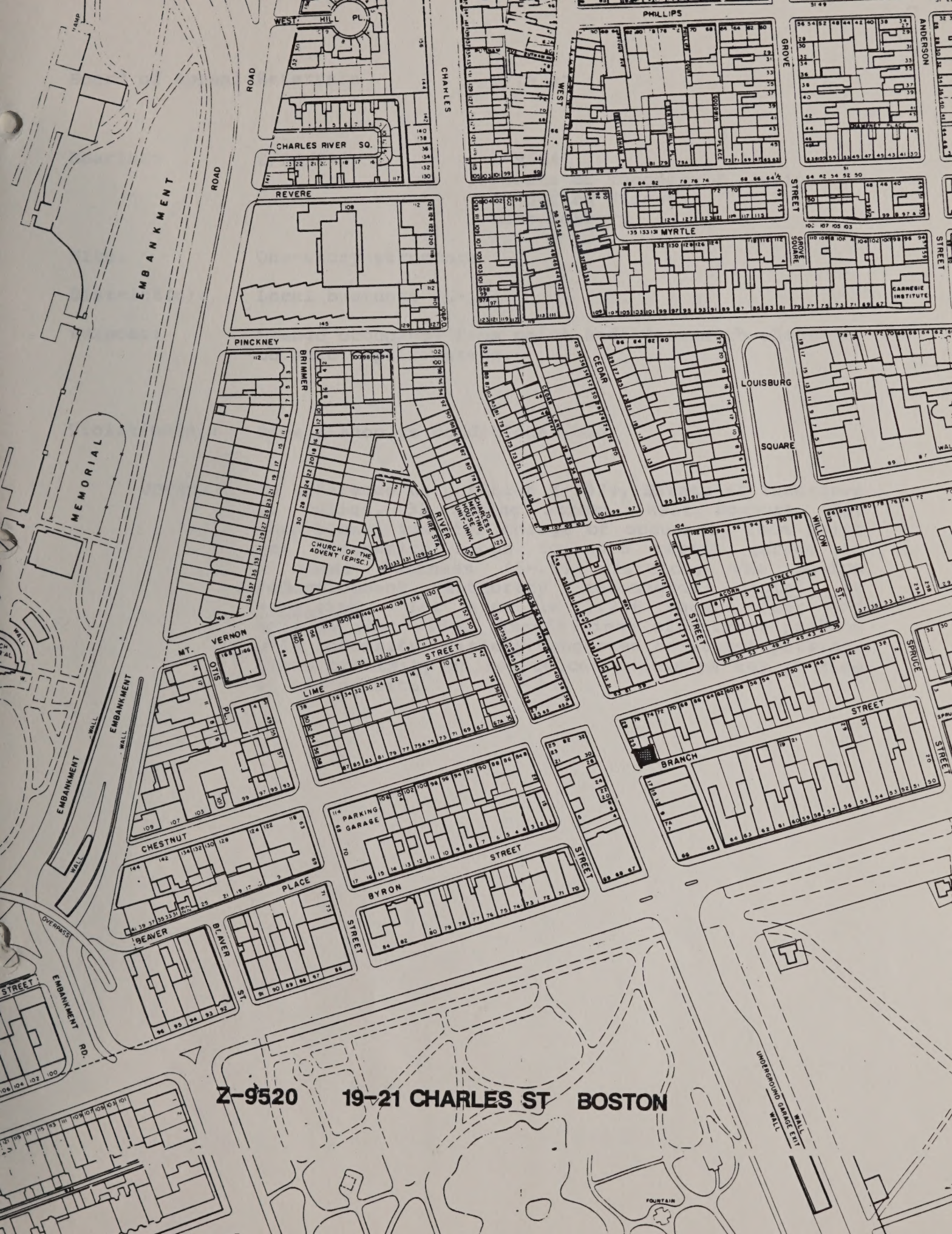
Site: Three-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from apartment, restaurant, office,
and retail store to apartment, restaurant, and
office.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9520, Gregory Realty
Trust, 19-21 Charles Street, Boston, for extension
of nonconforming use for change of occupancy from
apartment, restaurant, office, and store to
apartment, restaurant, and office in a local
business (L-2-65) district, the Boston Redevelopment
Authority recommends approval. Expansion of
existing Rebecca's restaurant seating area. No
exterior changes. Beacon Hill Civic Association
is not opposed.



Z-9520

19-21 CHARLES ST BOSTON

Hearing: 2/24/87 Z-9524
Estate of Theodore J. Julius
32 Spring Street
West Roxbury

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from paint and blacksmith shops
to auto repair garage.

Violation(s): Repair shop is conditional use.

VOTED: In reference to prtition Z-9524, Estate of Theordore J. Julius, 32 Spring Street, West Roxbury, for conditional use for change of occupancy from paint and blacksmith shops to auto repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Lot area is 3,286 square feet and only 26 feet wide. Insufficient off-street parking will intensify already congested on-street parking. Close proximity of residences precludes any parking of car on site.



Z-9524 32 SPRING ST WEST ROXBURY

Board of Appeal Referrals

2/19/87

10

Hearing: 2/24/87 Z-9525
Jerald N. Katz
192 West Fifth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9525, Jerald N. Katz, 192 West Fifth Street, South Boston, for three variances to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition more than thirty years.



Z-9525 192 WEST FIFTH ST SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9526
Market Place Center Associates
200 State Street
Boston

Site: 21-Story structure

District(s): General business (B-8)

Purpose: Erect interior illuminated sign.

Violation(s): Illuminated sign.

VOTED: In reference to petition Z-9526, Market Place Center Associates, 200 State Street, Boston, for conditional use to erect interior illuminated sign in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. Sign for Banana Republic retail store in Market Place Center is appropriate and will not detract from the existing structure.



Z-9526

200 STATE ST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9527
Soultana & Demetrios Liouas
29 Oriole Street
West Roxbury

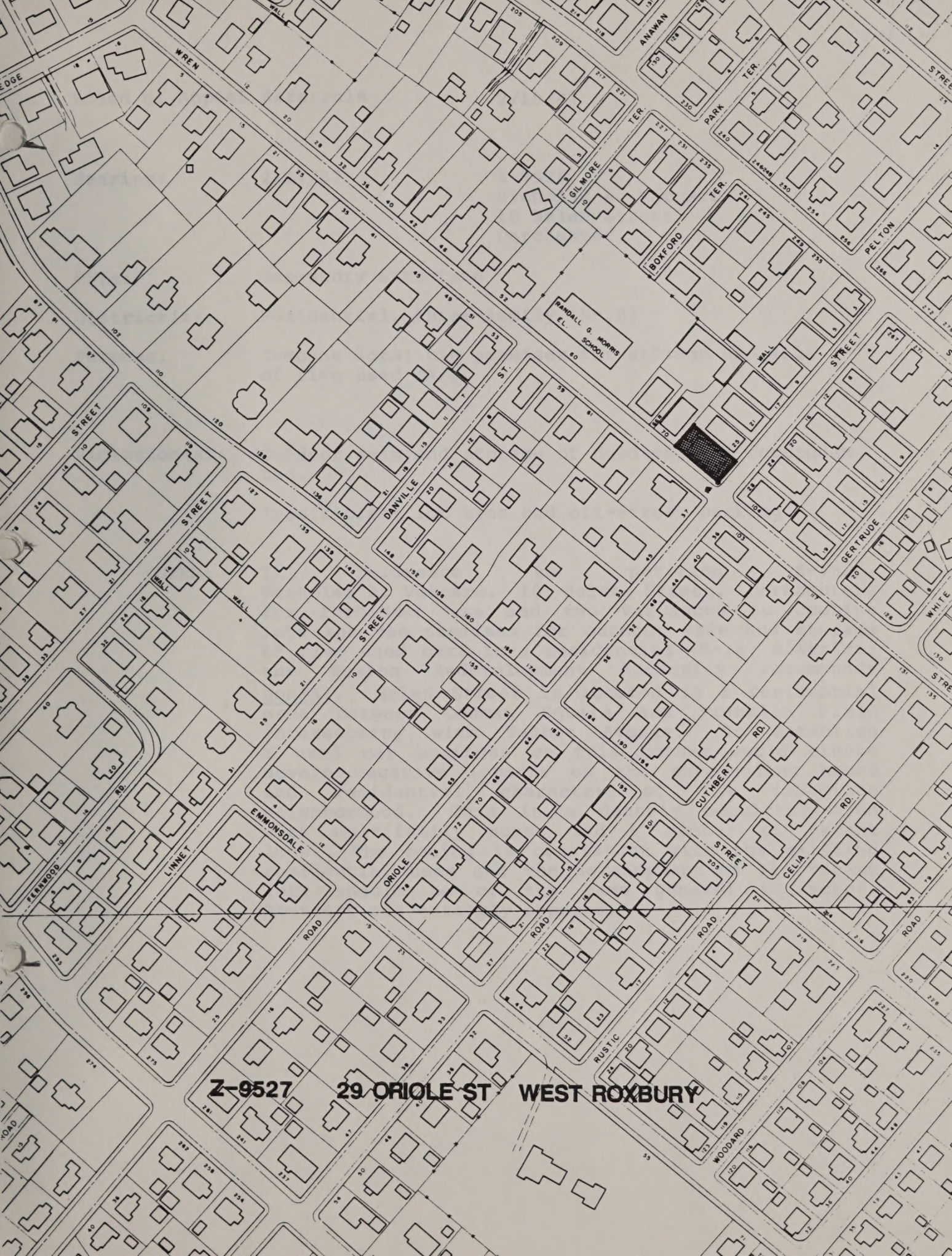
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect porch and dormer additions to two-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient front yard.

VOTED: In reference to petition Z-9527, Soultana & Demetrios Liouas, 29 Oriole Street, West Roxbury, for two variances to erect porch and dormer additions to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. No reason or evidence has been submitted by petitioner to support granting of variances for second-floor front porch and dormer additions. Plans show kitchen and dining room in attic space, indicating third unit, which would create inappropriate precedent in single-family district.



Z-9527

29 ORIOLE ST WEST ROXBURY

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9528
Nicholas A. Vaccaro
10 Helen Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Combine lots; use premises for storage and sale
of five used cars.

Violation(s): Outdoor sale and storage of used cars is forbidden
use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9528,
Nicholas A. Vaccaro, 10 Helen Street, Dorchester,
for forbidden use and two variances to combine
lots and use premises for outdoor sale and storage
of five used cars in a residential (R-.8) district,
the Boston Redevelopment Authority recommends
denial. Helen Street is located in a residential
area between Codman Square and Franklin Field
intersecting with Talbot Avenue. To establish
a used car business on this corner would create
severe negative impacts on the surrounding homes
and residential character of the immediate
neighborhood. This is a densely populated area
with multifamily homes and a number of vacant
lots. The zoning is consistent with the existing
residential uses and the development of the vacant
lots should be of the same general character.
Abutters are strongly opposed.



Z-9528 10 HELEN ST DORCHESTER

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87

Z-9529

Mary Forristall & John Cary
77 Waldeck Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

In reference to petition Z-9529, Mary Forristall & John Cary, 77 Waldeck Street, Dorchester, for two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Two-family dwelling is compatible with existing one- and two-family properties on Waldeck Street.



Z-9529

77 WALDECK ST DORCHESTER

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87

Z-9530
Hanley Schildkret
132 Union Park Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Four-family dwelling is conditional use.

Excessive floor area ratio.

VOTED: In reference to petition Z-9530, Hanley Schildkret, 132 Union Park Street, Boston, for conditional use and variance for change of occupancy from three- to four-family dwelling in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Conversion compatible with neighborhood. Plans should be reviewed by Union Park Street Association.



Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9531
Julio V. DeMoura
29 Cranston Street
Jamaica Plain

Site: 1½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-9531, Julio V. DeMoura, 29 Cranston Street, Jamaica Plain, for two variances to erect one-story addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Expanding family in need of additional living space. Front and side yard deficiencies will not be increased. Neighbor has no objection.



Z-9531

29 CRANSTON ST JAMAICA PLAIN

Board of Appeal Referrals

2/19/87

Hearing: 2/24/87 Z-9533
Ward & Joseph Krawec
1028 South Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9533, Ward & Joseph Krawec, 1028 South Street, Roslindale, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Surrounding properties are predominantly one- and two-family dwellings. Proposal to convert attic to third unit would create very small living space, an undesirable housing unit, and conflict with low-density neighborhood.



Z-9533

1028 SOUTH ST

ROSINDALE

Hearing: 2/24/87 Z-9534
Joseph Luc
127 Ruskindale Road
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize enclosed rear porches of two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9534, Joseph Luc, 127 Ruskindale Road, Hyde Park, for variance to legalize enclosed rear porches of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Enclosure of porches will not increase existing rear yard deficiencies.



Z-9534

127 RUSKINDALE RD

HYDE PARK

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9535
D Street 451 Limited Partnership
69-75 Fargo Street
South Boston

Site: Parking lot

District(s): Industrial (I-2)

Purpose: Erect four-level parking garage for 185 cars.

Violation(s): Ancillary parking garage is conditional use.

Excessive floor area ratio.

Insufficient setback of parapet.

VOTED: In reference to petition Z-9535, D Street 451 Limited Partnership, 69-75 Fargo Street, South Boston, for conditional use and two variances to erect ancillary four-level parking garage for 185 cars in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Excessive floor area ratio of 3.99. Community has expressed concerns that any parking expansion in the area would intensify traffic congestion. The Authority is presently in the initial stage of drafting an Interim Planning Overlay District (IPOP) for the Fort Point Channel area of which Fargo Street will be a part. A citizen advisory committee (CAC), consisting of the Fan Pier Citizen Advisory Committee (FPCAC) and other, is now being named. Once established, the CAC will propose IPOP boundaries, land uses and transportation and traffic policies to be considered by the Board. A primary objective of the FPCAC and the South Boston community is to limit vehicular traffic to and from the area, and they perceive restricting parking as a means of achieving their goal. The Authority supports the concept of restrictive parking in the proposed IPOP.



Z-9535

69-75 FARGO ST

SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9536
BPK Associates
695 Atlantic Avenue
Boston

Site: Eleven-story structure (former Hotel Essex)

District(s): Manufacturing (M-8)

Purpose: Change occupancy to offices, stores, restaurant,
and health club.

Violation(s): Private club is conditional use.

Excessive floor area ratio.

VOTED: In reference to petition Z-9536, BPK Associates, 695 Atlantic Avenue, Boston, for conditional use and variance for change of occupancy to offices, stores, restaurant, and health club in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the health club be open to the public. The community is encouraging residential developments and retail space servicing such developments. A health club open to the public would be beneficial.



Z-9536

695 ATLANTIC AVE BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9537
Mariangela Arpino
1610-1622 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy to restaurant, meat market, and
beauty salon.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9537, Mariangela Arpino,
1610-1622 Commonwealth Avenue, Brighton, for
variance for change of occupancy to restaurant,
meat market, and beauty salon in a local business
(L-1) district, the Boston Redevelopment Authority
recommends approval with proviso that petitioner
provide off-street parking. Expansion of restaurant
into vacant store.



Z-9537 1610-1622 COMMONWEALTH AVE BOSTON

Hearing: 3/3/87 Z-9538
Stephen F. Lynch
758 East Sixth Street
South Boston

Site: Three-story row structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9538, Stephen F. Lynch, 758 East Sixth Street, South Boston, for three variances for change of occupancy from three to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Surrounding neighborhood is a mix of two- and three-family dwellings with a disparity of off-street parking and currently experiencing severe congestion with much double parking. Proposal does not provide parking. Basement area might better be utilized as additional living space for existing first-floor apartment.



Z-9538

758 EAST SIXTH ST SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9539
Nury Espinosa
427 Adams Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from four stores and beauty salon
to three stores, beauty salon, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-9539, Nury Espinosa, 427 Adams Street, Dorchester, for conditional use and variance for change of occupancy from four stores and beauty salon to three stores, beauty salon, and take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Renovation and reuse of the building is to be encouraged. However, appellant must meet with the Authority to address the following concerns: off-street parking, restaurant traffic impact, hours of operation, and rubbish removal.



Z-9539

427 ADAMS ST

DORCHESTER

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9540
Fritz Construction Corporation
67-69 Seaverns Avenue
Jamaica Plain

Site: 2½-Story Structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, and off-street parking.

VOTED: In reference to petition Z-9540, Fritz Construction Corporation, 67-69 Seaverns Avenue, Jamaica Plain, for forbidden use and three variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years.



Z-9540

67-69 SEAVERNS AVE JAMAICA PLAIN

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9542
Robert C. MacKay
40 Phillips Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from three apartments and store to four apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9542, Robert C. MacKay, 40 Phillips Street, Boston, for variance for change of occupancy from three apartments and store to four apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that basement unit comply with Inspectional Services Department standards and that Beacon Hill Architectural Commission review and approve exterior design. Conversion of former store.



Z-9542

40 PHILLIPS ST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9544
Berklee College of Music
22 The Fenway
Boston

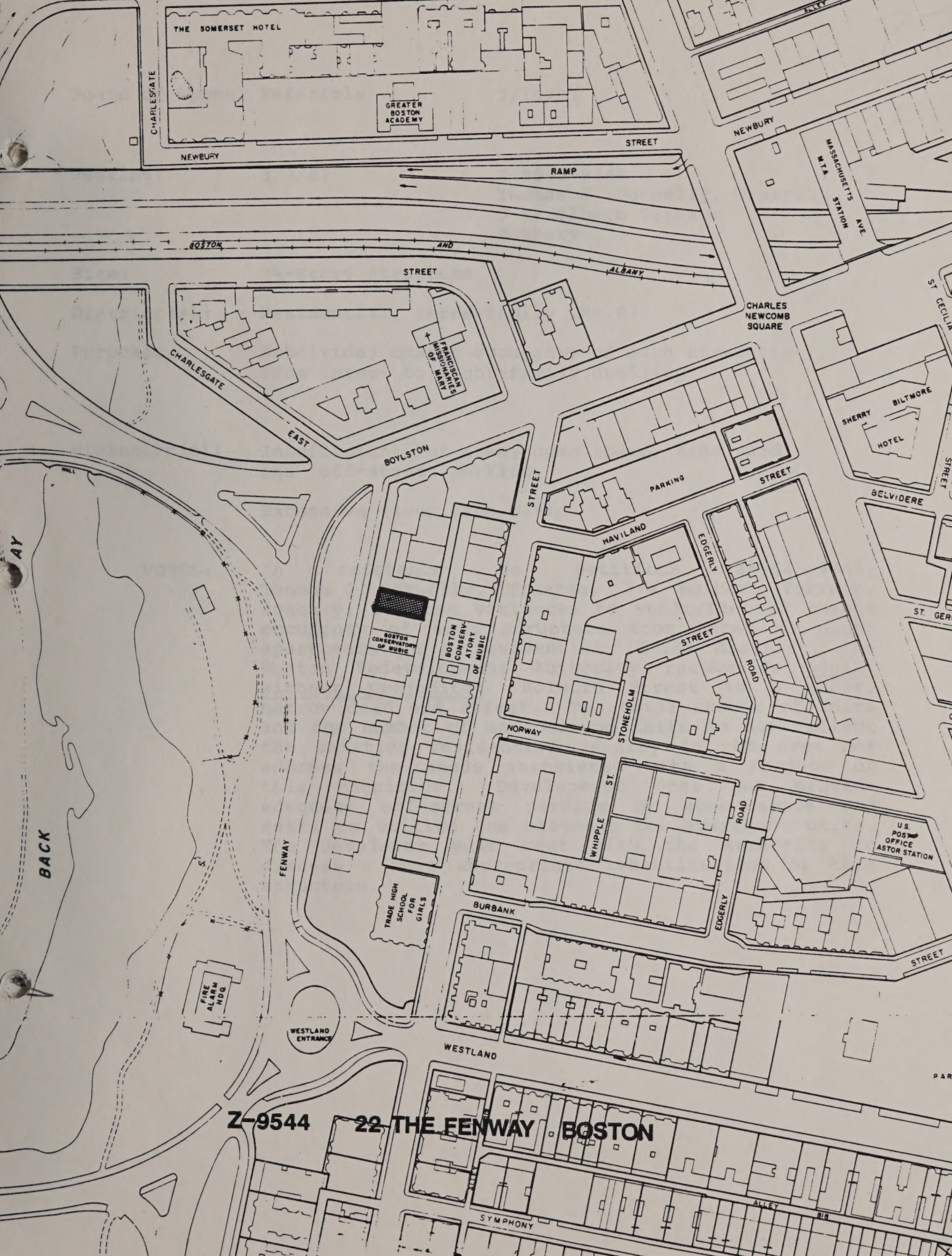
Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from offices to college uses.

Violation(s): College is conditional use.
Excessive floor area ratio.

VOTED: In reference to petition Z-9544, Berklee College of Music, 22 The Fenway, Boston, for conditional use and variance for change of occupancy from offices to college uses in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that Berklee amend payment in lieu of tax agreement with the City to include this building; that Berklee submit a master plan.



Z-9544

22 THE FENWAY BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9545-9546
Thomas J. Donnelly, Trustee
3-4 Holborn Terrace
Roxbury

Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; change occupancy of each structure
from three- to eight-family dwelling.

Violation(s): Insufficient lot area, open space, side yard,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9545-9546, Thomas J. Donnelly, Trustee, 3-4 Holborn Terrace, Roxbury, for ten variances to subdivide and change occupancy of each structure from three to eight apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Holborn Street is a short, narrow dead end street. The total number of units and the number of one-bedroom units do not reflect the existing residential density in the area nor address the needs associated with a project of this magnitude. Development does not provide adequate off-street parking or open space and seeks to utilize the basement for apartment units. The developer must meet with the Authority to discuss a more appropriate rehabilitation of this structure.



Z-9545-9546

3-4 HOLBORN TERRACE

ROXBURY

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87

Z-9547

Edward B. Mikshenas
699-701 East Broadway
South Boston

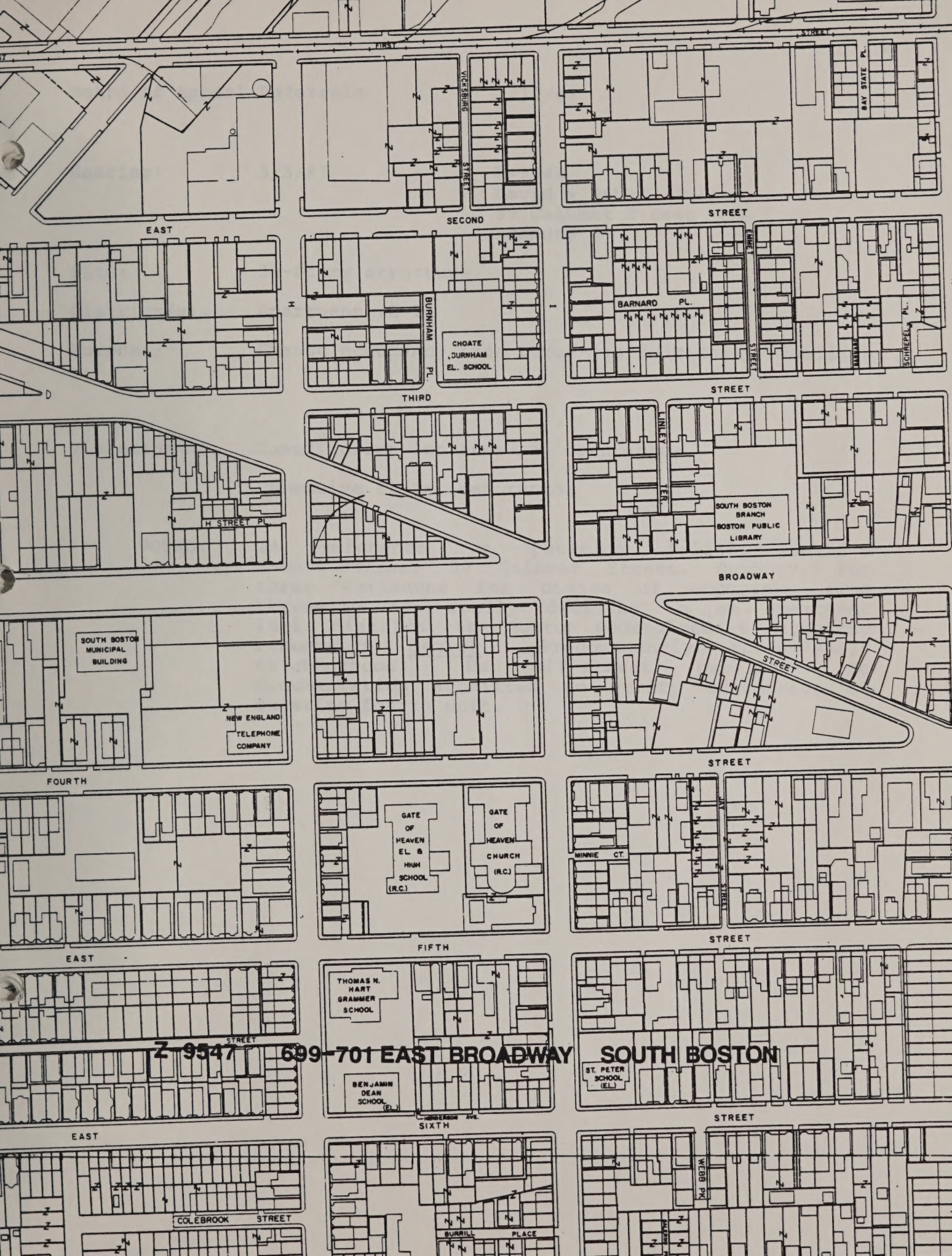
Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from one-family dwelling and
two stores to one-family dwelling, store, and
restaurant.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9547,
Edward B. Mikshenas, 699-701 East Broadway, South
Boston, for variance for change of occupancy from
one-family dwelling and two stores to one-family
dwelling, store, and restaurant in a general
business (B-1) district, the Boston Redevelopment
Authority recommends approval with proviso that
plans for any exterior changes be submitted to
the Authority for design review approval. Existing
restaurant has limited seating capacity for local
patronage. Proposal compatible with mixed
commercial-residential neighborhood.



Z 9547

699-701 EAST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9548
David & Robert Julier
99 Calumet Street
Roxbury

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9548, David & Robert Julier, 99 Calumet Street, Roxbury, for three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Predominantly three-family neighborhood. No off-street parking. No documentation submitted to verify contention of existing fourth unit.



Z-9548

99 CALUMET ST

ROXBURY

Board of Appeal Referrals

2/19/87

30

Hearing: 3/3/87 Z-9549
Frederick Melchionda
128R Walnut Street
Dorchester

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side, rear yards, and distance between buildings.

VOTED: In reference to petition Z-9549, Frederick Melchionda, 128R Walnut Street, Dorchester, for four variances to legalize occupancy as one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The existing structure is an accessory garage. Walnut Street is in a R-.5 zoning district and the densities of the surrounding homes demonstrate that this is an appropriate designation. Recent projects in this neighborhood reflect that the neighborhood does not desire nor can it sustain changing the occupancies of existing homes and changing the general character of the neighborhood by splitting existing properties into smaller lots and small living units. Port Norfolk is in an Interim Planning Overlay District and current ongoing discussions about density must be acknowledged. Proposal would create a negative precedent as there are a large number of similar structures in the area.



Z-9549 128R WALNUT ST DORCHESTER

2/19/87

31

Hearing: 3/3/87 Z-9550
Leather District Partners
121-123 South Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy to offices, retail, and mercantile;
erect two-story addition.

Violation(s): Excessive floor area ratio.

Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-9550, Leather District Partners, 121-123 South Street, Boston, for three variances for change of occupancy to offices, retail, mercantile and erect two-story addition in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans are submitted for design review approval by the Boston Redevelopment Authority; that addition is sufficiently setback so that it will not be visible from opposite sidewalk between Beach and East Streets. Proposed height, 100 feet, is consistent with height limits proposed for Leather District. Excessive floor area ratio due to high percentage of lot coverage currently existing within the Leather District Mercantile area. Predominantly vacant structure is structurally sound but its appearance has deteriorated and the garage curbcut on South Street is inappropriate to both the street's appearance and changed general land use pattern; warehouse-wholesale activity to office-retail uses. Proposed renovation would help to establish building's original character to bring greater conformity with other structures on block. The building's uses have consistently been nonresidential (warehouse, shoe, and leather activity); area is zoned for manufacturing; few or no residential uses exist on block.



Board of Appeal Referrals

2/19/87

Hearing: 3/3/87

Z-9551
Mark R. Efron
521 Cambridge Street
Allston

Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to auto retail structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9551, Mark R. Efron, 521 Cambridge Street, Allston, for variance to erect one-story addition to auto retail structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Expansion of the used car use is undesirable. Union Square is a major intersection and existing congestion should not be intensified.



Z-9551 521 CAMBRIDGE ST BRIGHTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9552
Copy Cop, Inc.
101-113 Summer Street
Boston

Site: Five-story structure

District(s): General business (B-10)

Purpose: Erect illuminated sign.

Violation(s): Illuminated sign.

VOTED: In reference to petition Z-9552, Copy Cop, Inc.,
101-113 Summer Street, Boston, for conditional
use to erect illuminated sign in a general business
(B-10) district, the Boston Redevelopment Authority
recommends approval in concurrence with prior
approval of Boston Landmarks Commission.



Z-9552

101-113 SUMMER ST BOSTON

Hearing: 3/3/87 Z-9553
Alexander Lempicki, Trustee
411 Shawmut Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to nine apartments.

Violation(s): Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9553, Alexander Lempicki, Trustee, 411 Shawmut Avenue, Boston, for three variances for change of occupancy from lodging house to nine apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Substantial renovation of fire-damaged structure. St. Stephen's Church Board and Blackstone Franklin Square Neighborhood Association support project.



Z-9553
BLACKSTONE

411 SHAWMUT AVE BOSTON

MONTGOMERY

MONTGOMERY PARK

PLAYGROUND

PLAYGROUND

PARKING AREA

FRANKLIN

SQUARE

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9554
Alfred Palladino
39 Sprague Street
Hyde Park

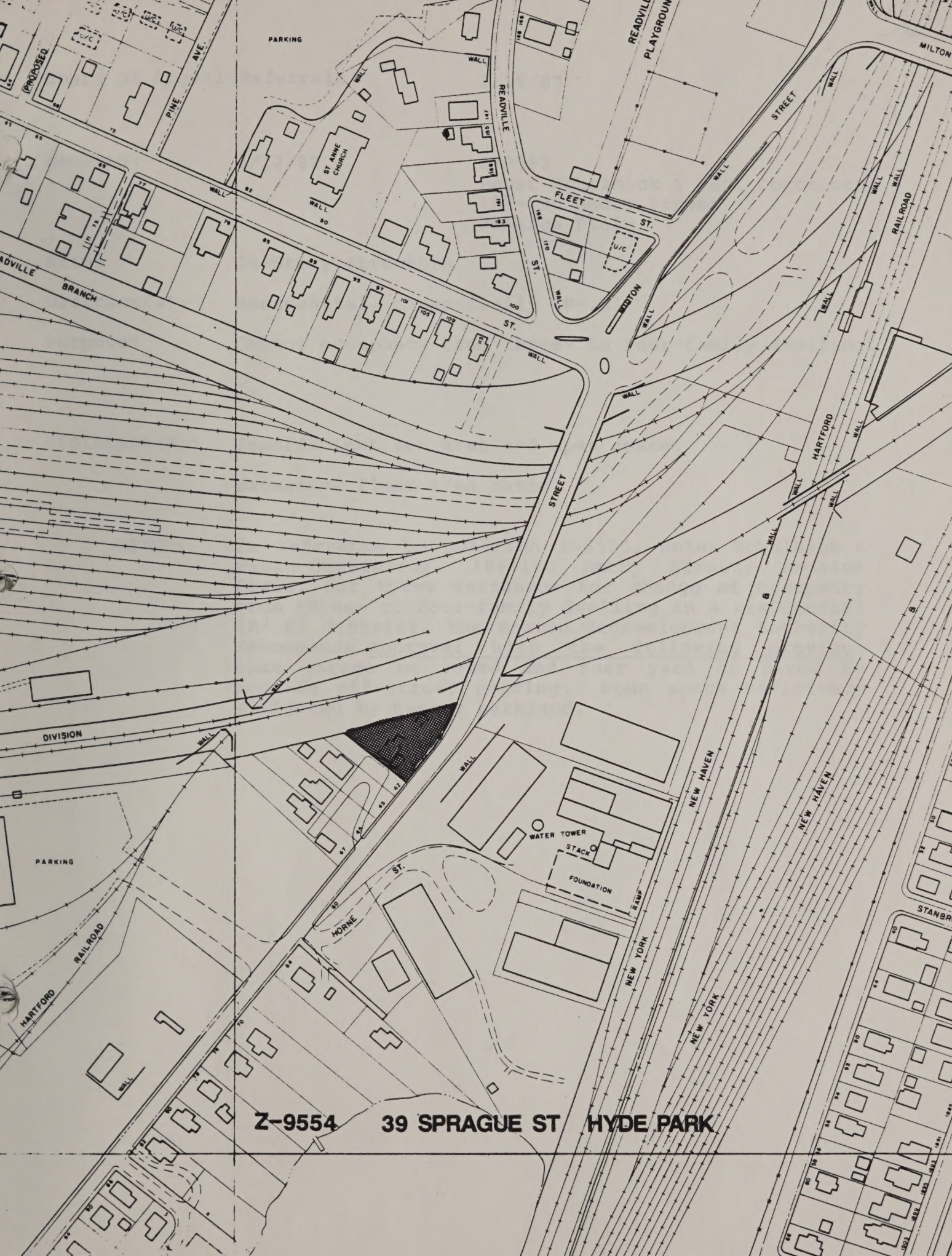
Site: One-story structure

District(s): Industrial (I-2)

Purpose: Install three underground tanks: 1,000 gallon
for oil waste, 5,000 gallon of gasoline storage,
and 5,000 gallon diesel fuel storage.

Violation(s): Storage of flammable liquids is conditional use.

VOTED: In reference to petition Z-9554, Alfred Palladino,
39 Sprague Street, Hyde Park, for conditional
use to install three underground fuel storage
tanks, 11,000, in an industrial (I-2) district,
the Boston Redevelopment Authority recommends
approval. Inadvertently refused under use item
#57. Storage of 11,000 gallons of flammable liquids
is allowed under use item #56 provided that all
dust and dirt incident to storage or handling
is effectively confined to the lot.



Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9555
Peter Scholnick & Paul Oostenbrug
188-190 Amory Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9555, Peter Scholnick & Paul Oostenbrug, 188-190 Amory Street, Jamaica Plain, for three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that garage be razed and rear yard be paved to provide off-street parking. Open space deficiency mitigated by nearby parkland.



Z-9555

188-190 AMORY ST JAMAICA PLAIN

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9556
Mary Grant Price
44 West Newton Street
Boston

Site: 4½-Story structure

District(s): Apartment (H-2)

Purpose: Erect shed dormer addition to lodging house.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-9556, Mary Grant Price, 44 West Newton Street, Boston, for conditional use to erect shed dormer addition to lodging house and club structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant review plans with Blackstone Franklin Square Neighborhood Association and South End Historical Society; that plans be submitted to the Authority for design review approval.



Z-9556

44 WEST NEWTON ST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9557
John A. Fucillo
524 Metropolitan Avenue
Hyde Park

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two-family to same and art studio.

Violation(s): Art studio is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9557, John A. Fucillo, 524 Metropolitan Avenue, Hyde Park, for forbidden use and variance for change of occupancy from two-family dwelling to same and art studio in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the classes be limited to Tuesday and Thursday evenings and day hours on Wednesdays and Saturdays; that there be no retail of art objects; that use extend to petitioner only and expire upon sale, lease, or other disposition of property.



Z-9557

524 METROPOLITAN AVE HYDE PARK

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9558
Alex Hillman
31 Union Street
Charlestown

Site: Vacant three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9558, Alex Hillman, 31 Union Street, Charlestown, for two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Vacant structure after renovation will provide two-family size units and a one-bedroom unit. Proposal is compatible with surrounding neighborhood.



Z-9558

31 UNION ST

CHARLESTOWN

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9559
Jerome Tuck
1 Raymond Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change front yard setback from 20 feet to 18½ feet.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-9559, Jerome Tuck, 1 Raymond Street, Allston, for variance to change front yard setback from 20 feet to 18½ feet in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Petitioner states error during construction created front yard deficiency.



Z-9559 1 RAYMOND ST ALLSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87

Z-9560
Avondale Realty Trust
779 Huntington Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from eleven apartments to same
and basement office.

Violation(s): Office is conditional use.
Excessive floor area ratio.

VOTED: In reference to petition Z-9560, Avondale Realty Trust, 779 Huntington Avenue, Roxbury, for conditional use and variance for change of occupancy from eleven apartments to same and office in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that use terminate upon expiration of lease. Office will be occupied by First Security Corporation which has contracts with the medical institutions in the Mission Hill area.



MASS
HEALTH
MENTAL
CENTER

PETER
BENT
BRIGHAM
HOSPITAL

BRIGHAM
CIRCLE

FARRAGUT
SCHOOL

PARKING
AREA

7-9560 779 HUNTINGTON AVE ROXBURY

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9561
Olympia Pangakis
46-48 Ridgemont Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9561, Olympia Pangakis, 46-48 Ridgemont Street, Brighton, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Area is predominantly two family. No off-street parking provided on street where parking is very difficult.



Z-9561

46-48 RIDGEMONT ST BRIGHTON

WM. HOWARD TAFT
JUNIOR HIGH SCHOOL

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9562
Rico A. Merluzzo
145 Lexington Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-9562, Rico A. Merluzzo, 145 Lexington Street, East Boston, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the basement apartment comply with Inspectional Services Department standards; that plans be submitted to the Authority for design review approval. Rehabilitation of former vacant, deteriorated property has enhanced the area. Proposal has community support.



EAST BOSTON
HIGH SCHOOL

EAST

PRESOTT
SQUARE

PRESOTT
STREET

PHILIP H. SHERRIDAN
SCHOOL

STREET

STREET

PUTNAM
SQUARE

STREET

PUTNAM
STREET

FIRE
ENGINE 5

ST. JOSEPH'S
CHURCH

PATRICK
KENNEDY
SCHOOL

WILKINSON

STREET

SACRED HEART
SCHOOL

CONVENT

SACRED HEART
CHURCH (R.C.)

Z-9562

145 LEXINGTON ST

EAST BOSTON

Hearing: 3/10/87 Z-9563-9564
Public Facilities Department
296-298 Centre Street
Jamaica Plain

Site: Two- and three-story structures

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy to two apartments and two stores;
chane occupancy from two-family dwelling and store
to three-family dwelling and store.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, and off-street
parking.

VOTED: In reference to petitions Z-9563-9564, Public
Facilities Department, 296-298 Centre Street,
Jamaica Plain, for forbidden use and six variances
for change of occupancy to two apartments and
store and change of occupancy from two-family
dwelling and store to three-family dwelling and
store in a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Appellant seeks conversion of attic space into
residential unit, second-floor commercial space
into two residential units and first-floor storage
space into new commercial space. Significant
Gateway building into Jamaica Plain was damaged
by fire and vacant for many months. This
application is the result of trying to find the
right mix of uses to make this property successful.
Three additional residential units are desirable
in this neighborhood where there has been such
massive displacement. Public Facilities Department
is assuring units will be affordable.

[illegible]

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9565
Petros Polyzos
163-177 Allston Street
Brighton

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from retail stores, cleaners,
and laundromat to 16 apartments and four retail
stores; erect two-story addition.

Violation(s): Insufficient lot area, open space, front, rear
yards, setback of parapet, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9565, Petros Polyzos,
163-177 Allston Street, Brighton, for eight
variances for change of occupancy from two retail
stores, cleaners, and laundromat to 16 apartments
and four retail stores in an apartment (H-1)
district, the Boston Redevelopment Authority
recommends denial as submitted. Two-story addition
over existing store is proposed to provide sixteen
apartments. Density, open space, and off-street
parking are serious concerns which must be addressed
and resolved by petitioner.



Z-9565 163-177 ALLSTON ST BRIGHTON

Hearing: 3/10/87 Z-9567
281 Norfolk Street Trust
277-287 Norfolk Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from six stores to social center.

Violation(s): Social center is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9567, 281 Norfolk Street Trust, 277-287 Norfolk Street, Dorchester, for forbidden use and variance for change of occupancy from six stores to social center in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with Authority and community to address and resolve the following concerns: critical off-street parking, hours of operation, food preparation facilities, use of alcoholic beverages, trash storage and removal, and availability to public. Vacant structure in need of renovation. No off-street parking.



Z-9567

277-287 NORFOLK ST DORCHESTER

Hearing: 3/10/87 Z-9569
Raffaele Martignetti
16 Spring Valley Road
West Roxbury

Site: Vacant land

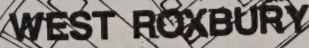
District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9569, Raffaele Martignetti, 16 Spring Valley Road, West Roxbury, for five variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking be provided; that plans be submitted to the Authority for design review approval. Lot is similar in size to other lots on street.



2/19/87

Hearing: 2/24/87 Z-9570
Santa Fe Properties
262-268 West Third Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Combine lots; erect four one-family townhouse dwellings.

Violation(s): Insufficient lot area, rear yard, and off-street parking.

VOTED: In reference to petition Z-9570, Santa Fe Properties, 262-268 West Third Street, South Boston, for three variances to combine lots and erect four one-family townhouse dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans inclusive of off-street parking be submitted for design review by the Boston Redevelopment Authority. Lots formerly owned by Public Facilities Department with which the developer has worked along with the community in designing the project. No plans for off-street parking have been submitted. The need for off-street parking is critical because of the ongoing residential developments in the area.



Z-9570

262-268 WEST THIRD ST SOUTH BOSTON

Board of Appeal Referrals

2/19/87

49

Hearing: 3/10/87

Z-9571
Paul Calsimitto
66 Falcon Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9571, Paul Calsimitto, 66 Falcon Street, East Boston, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Inadequate plans. Petitioner should meet with and submit to the Authority appropriate plans for review.



Z-9571

66 FALCON ST EAST BOSTON

PUBLIC
LIBRARY
EAST BOSTON
BRANCH

HUGH ROE
O'DONNELL
SCHOOL (EL.)

UNITARIAN
CHURCH OF
FATHER

Board of Appeal Referrals

2/19/87

56

Hearing: 3/10/87 Z-9572
Suffolk University
32 Derne Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Erect six-story addition to university structure.

Violation(s): Change in nonconforming use.
Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9572, Suffolk University, 32 Derne Street, Boston, for three variances for change in nonconforming use and two variances to erect six-story addition to university structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends deferral of hearing until Suffolk University meets with Beacon Hill Civic Association and Authority to review this development.



2-9572 32 DERNE ST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9573
Nine Stitch Corporation
24 P Street
South Boston

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect three-family dwelling.

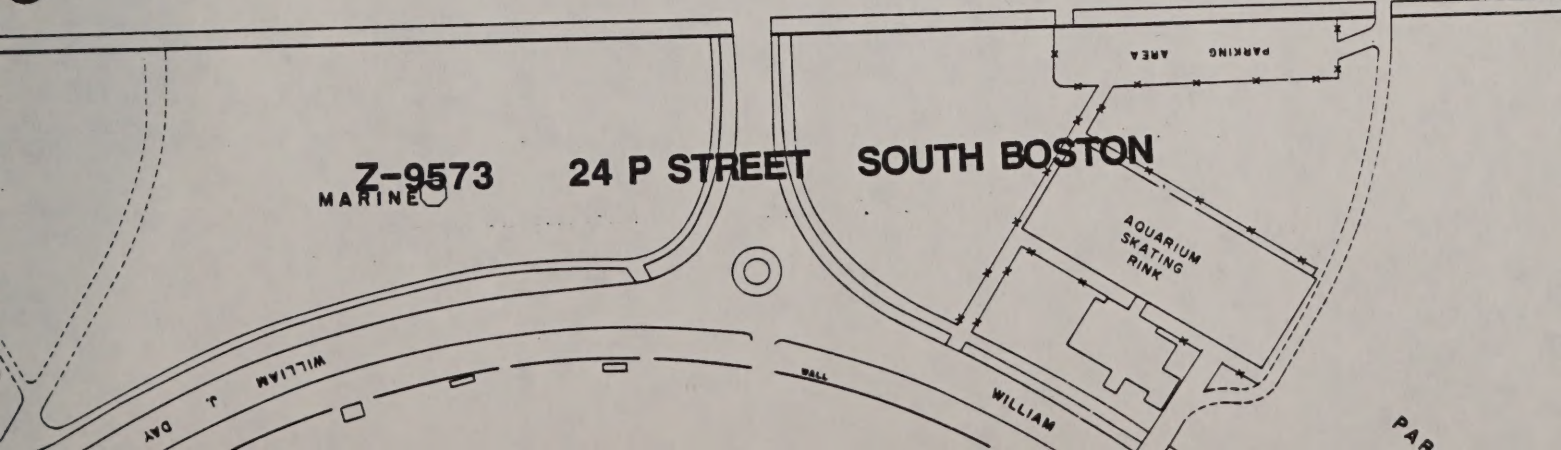
Violation(s): Excessive floor area ratio.

Insufficient open space, rear yard, and off-street parking.

VOTED: In reference to petition Z-9573, Nine Stitch Corporation, 24 P Street, South Boston, for four variances to erect a three-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal compatible with residential properties in the neighborhood.



Z-9573 **24 P STREET** **SOUTH BOSTON**



Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9576
Thomas Olafsson
124 St. Mary's Street
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Erect projecting sign.

Violation(s): Sign is conditional use.

VOTED: In reference to petition Z-9576, Thomas Olafsson, 124 St. Mary's Street, Boston, for conditional use to erect projecting sign in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Existence of other nonconforming signs does not justify granting of use. Petitioner should consult with Authority with respect to comprehensive sign design review.

LINE



Z-9576

124 ST. MARY'S ST

BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9578
Patrick F. Morrissey
872 East Broadway
South Boston

Site: Three-story structure

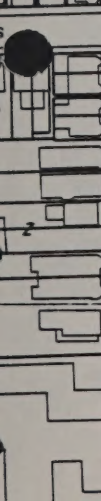
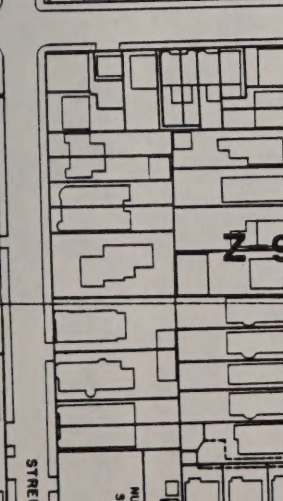
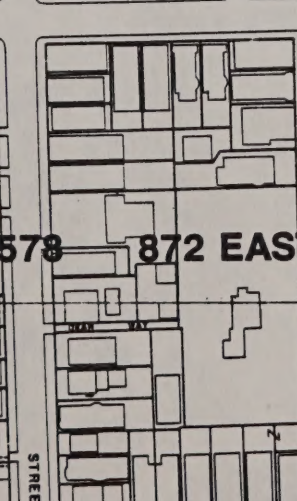
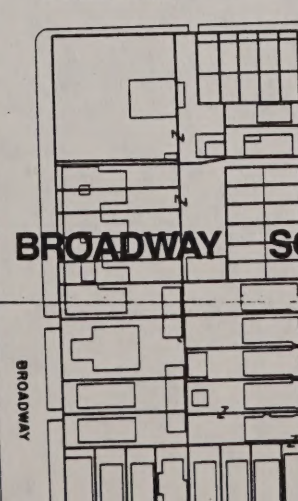
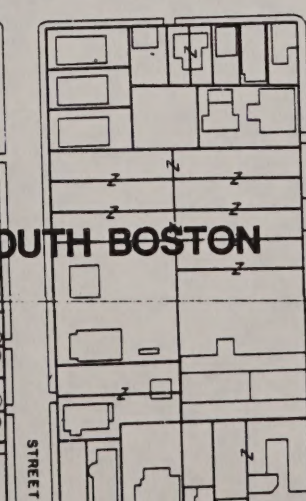
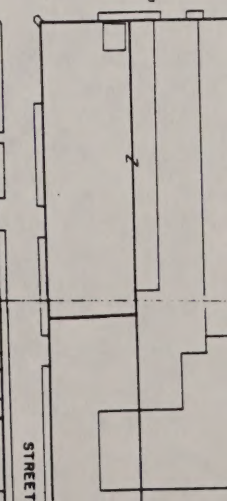
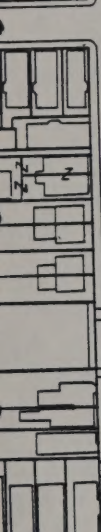
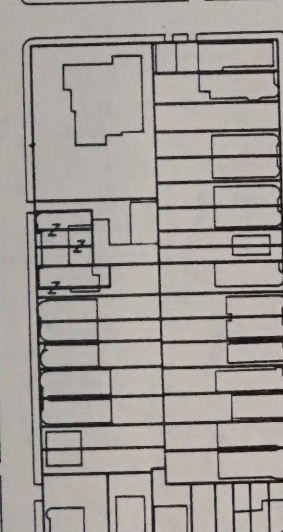
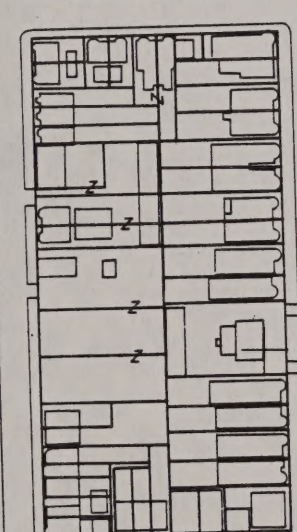
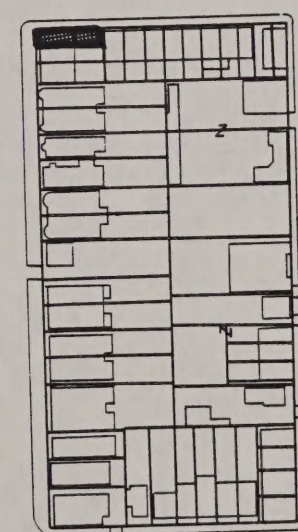
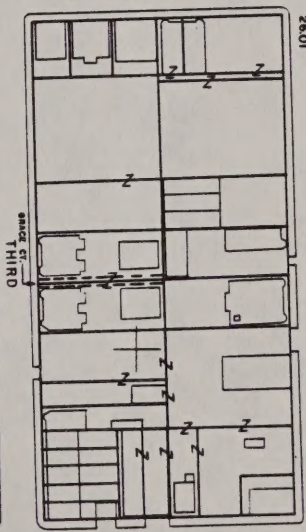
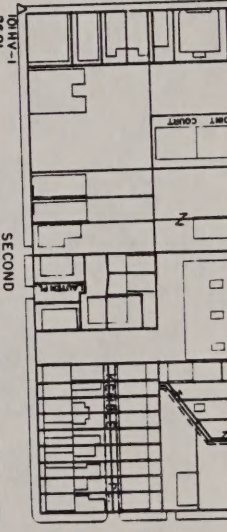
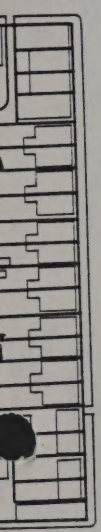
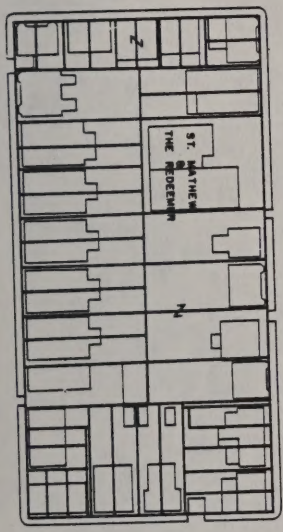
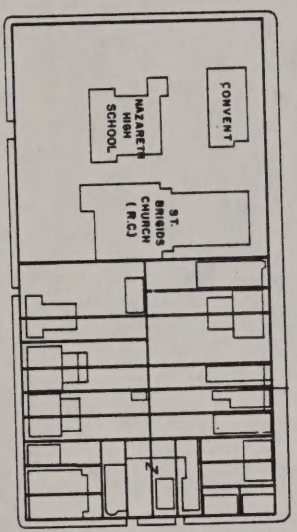
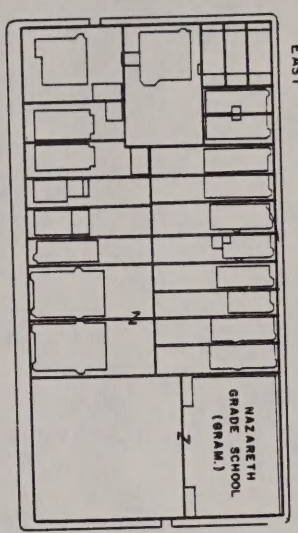
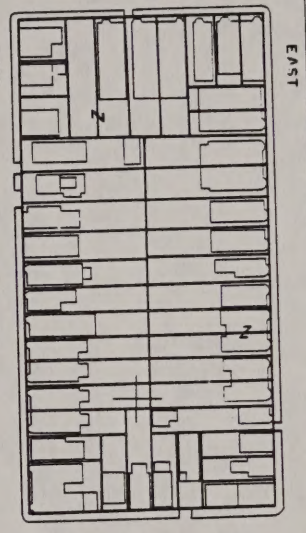
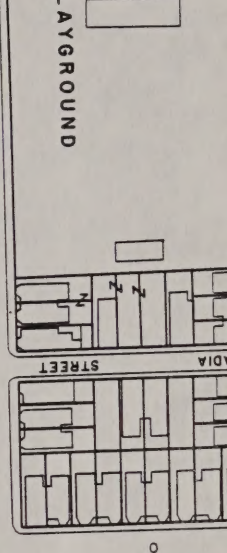
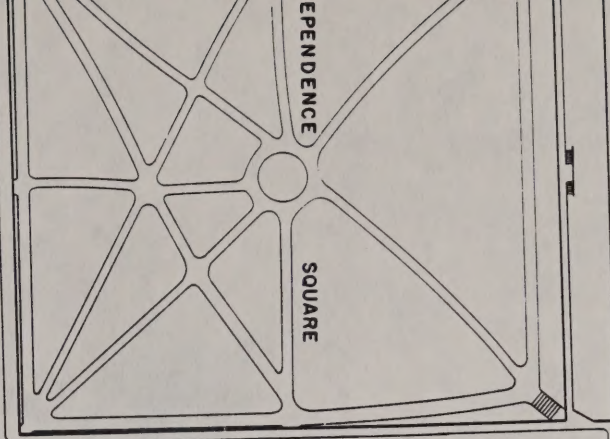
District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to two-family dwelling;
install rear deck.

Violation(s): Insufficient lot area, open space, and side yard.

VOTED: In reference to petition Z-9578, Patrick Morrissey, 872 East Broadway, South Boston, for change of occupancy from one- to two-family dwelling and erect rear addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion compatible with residential one- to three-family neighborhood.

CHRISTOPHER J. LEE
PLAYGROUND



Z-9578 872 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9579-9580
Howard Olikier
85-87 Hillside Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Subdivide two three-family dwellings.

Violation(s): Insufficient lot area, width, open space, and
off-street parking.

VOTED: In reference to petitions Z-9579-9580,
Howard Olikier, 85-87 Hillside Street, Roxbury,
for eight variances to subdivide two three-family
dwellings in an apartment (H-1) district, the
Boston Redevelopment Authority recommends denial.
Appellant has not submitted relevant information
to support granting of eight variances for proposed
subdivision.



Z-9579-9580

85-87 HILLSIDE ST ROXBURY

2/19/87

Hearing: 3/10/87 Z-9581
Ralph Bravaco
79 Charles Street
Boston

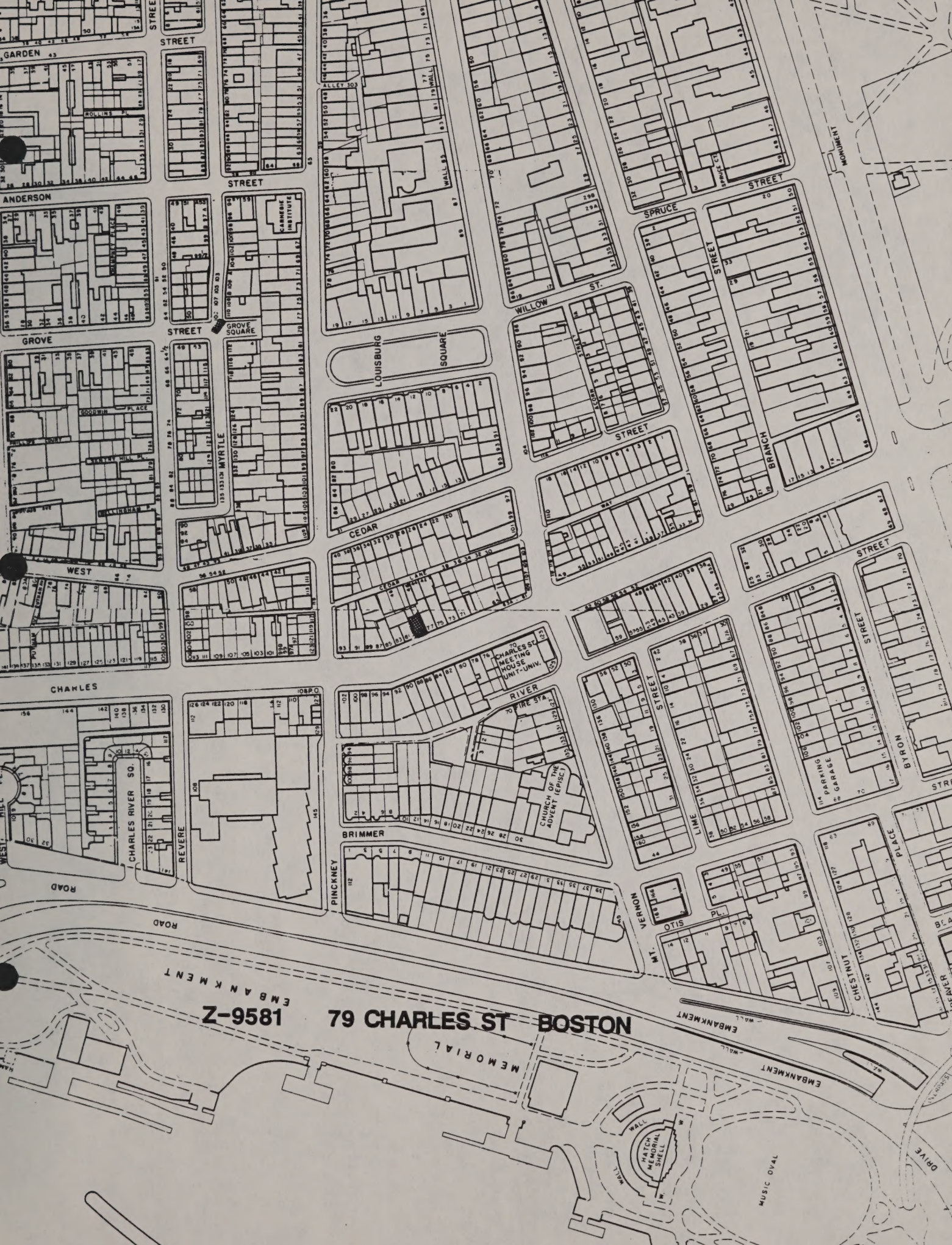
Site: Five-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from four apartments and store
to seven apartments and restaurant.

Violation(s): Restaurant is conditional use.
Insufficient open space.

VOTED: In reference to petition Z-9581, Ralph Bravaco,
79 Charles Street, Boston, for conditional use
and variance for change of occupancy from four
apartments and store to seven apartments and
restaurant in a local business (L-2-65) district,
the Boston Redevelopment Authority recommends
approval. Seven apartments and restaurant (Nino's
Pizza) have existed at site for many years.
Consistent with residential-commercial uses on
street.



Z-9581

79 CHARLES ST BOSTON

MEMORIAL

HATCH
MEMORIAL
SHELL

MUSIC OVAL

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9582
Donald H. Cragin
160-162 Sumner Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Legalize four-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9582, Donald H. Cragin, 160-162 Sumner Street, East Boston, for three variances to legalize four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Sufficient plans have not been submitted to effectively review this proposal.



Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9583
Uno Restaurants, Inc.
727-731 Boylston Street
Boston

Site: Five-story structure

District(s): General business (B-8)

Purpose: Extend existing restaurant to sidewalk.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-9583, Uno Restaurants, Inc., 727-731 Boylston Street, Boston, for Interim Planning Overlay District permit to extend existing restaurant to sidewalk in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the extension be temporary and consistent with the plans which received a certificate of appropriateness from the Back Bay Architectural Commission on December 12, 1986; that there be continuing design review by the Authority.



Z-9583

727-731 BOYLSTON ST

BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9584
Bobson Realty Trust
22 Hancock Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Legalize occupancy as lodging house for 20 lodgers.

Violation(s): Extension of nonconforming use.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9584, Bobson Realty Trust, 22 Hancock Street, Boston, for extension of nonconforming use and two variances to legalize occupancy as lodging house for 20 lodgers in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Premises has been operated as a licensed lodging house since 1951, filling an important housing need.



Hearing: 3/10/87 Z-9585-9586
Lawrence J. Maimaron, II
19-21 Victory Road
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Use premises for ancillary parking; change occupancy from auto repair shop to light manufacturing and accessory office.

Violation(s): Ancillary parking is conditional use.

Light manufacturing of light metal frame work is forbidden use.

VOTED: In reference to petitions Z-9585-9586, Lawrence J. Maimaron, II, 19-21 Victory Road, Dorchester, for conditional and forbidden uses for use of premises for ancillary parking and for change of occupancy from auto repair shop to light manufacturing and accessory office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be no exterior storage of materials; that the use extend to the appellant only and expire upon sale, lease, or other disposition of property; that off-street parking plans be submitted to the Authority for design review approval.



Z-9585-9586

19-21 VICTORY RD

DORCHESTER

Board of Appeal Referrals

2/19/87

61

Hearing: 3/10/87 Z-9590
Becker Realty Trust
307-309 West Broadway
South Boston

Site: Four-story structure

District(s): General business (B-1)

Purpose: Change occupancy from five apartments, tavern,
and law office to six apartments and package mailing
service office.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9590, Becker Realty
Trust, 307-309 West Broadway, South Boston, for
forbidden use and two variances for change of
occupancy from five apartments, tavern, and law
office to six apartments and mailing service office
in a general business (B-1) district, the Boston
Redevelopment Authority recommends approval.
Proposal consistent with residential-commercial
mix of Broadway.



Z-9590

307-309 WEST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9591
98 West Concord Realty Trust
98 West Concord Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9591, 98 West Concord Realty Trust, 98 West Concord Street, Boston, for variance for change of occupancy from three to four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with West Concord Neighborhood Association and Authority to resolve concern.



Z-9591 98 WEST CONCORD ST BOSTON

63

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9592
Dennis E. O'Connell
119 N Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-9592, Dennis E. O'Connell, 119 N Street, South Boston, for two variances to erect one-story addition to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The existing three-family structure is three stories in height at the front and two stories at the rear. The proposed addition which would bring the rear of the building in line with the front will not exceed the existing width of the building.



Z-9592

119 N STREET SOUTH BOSTON

2/19/87

104

Hearing: 3/12/87 Z-9593-9599
Joseph Schectman & Paul O'Brien
57-69 Fuller Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect seven one-family dwellings.

Violation(s): Insufficient rear yard.

VOTED: In reference to petitions Z-9593-9599, Joseph Schectman & Paul O'Brien, 57-69 Fuller Street, Dorchester, for seven variances to erect seven one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with Authority and community. Concerns to be addressed and resolved are: density, design, siting of structures, and off-street parking. Fuller Street is one way and heavily congested.



Z-9593-9599 57-69 FULLER ST DORCHESTER

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9612
George C. Eliopoulos
416 Baker Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Create three rooms in basement of two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9612,
George C. Eliopoulos, 416 Baker Street, West
Roxbury, for extension of nonconforming use to
create three rooms in basement of two-family
dwelling in a single-family (S-.5) district, the
Boston Redevelopment Authority recommends approval.
Interior basement alterations. Legal two-family
dwelling since 1928.



Z-9612

416 BAKER ST WEST ROXBURY

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9613
William Santry
2 Kemble Place
South Boston

Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Erect addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9613, William Santry, 2 Kemble Place, South Boston, for variance to erect addition to two-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Porches inadvertently overlooked on previous appeal for change of occupancy to two-family dwelling. Proposal is consistent with surrounding neighborhood and will provide secondary egress.



Z-9613

2 KEMBLE PLACE

SOUTH BOSTON

Hearing: 3/12/87 Z-9614
Louise Cavanagh
51 Roanoke Road
Mattapan

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, front, side, rear yards,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9614, Louise Cavanagh,
51 Roanoke Road, Mattapan, for six variances to
erect a one-family dwelling in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends denial. Proposed lot contains
approximately 3,400 square feet of land and serves
as yard area for appellant's home. Concerns are:
overcrowding of lot and off-street parking.



Z-9614

51 ROANOKE RD

MATTAPAN

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9615
William Wong
15-15A Hudson Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from two apartments and noodle manufacturing to three apartments and noodle manufacturing.

Violation(s): Three-family dwelling is conditional use.
Insufficient open space.

VOTED: In reference to petition Z-9615, William Wong, 15-15A Hudson Street, Boston, for conditional use and variance for change of occupancy from two apartments and noodle manufacturing to three apartments and noodle manufacturing in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with proviso that there be no exterior changes. Occupancy compatible with the mixed residential commercial neighborhood.



Z-9615 15-15A HUDSON ST BOSTON

Board of Appeal Referrals

2/19/87

69

Hearing: 3/12/87

Z-9617
Joseph Bavaro
243 Condor Street
East Boston

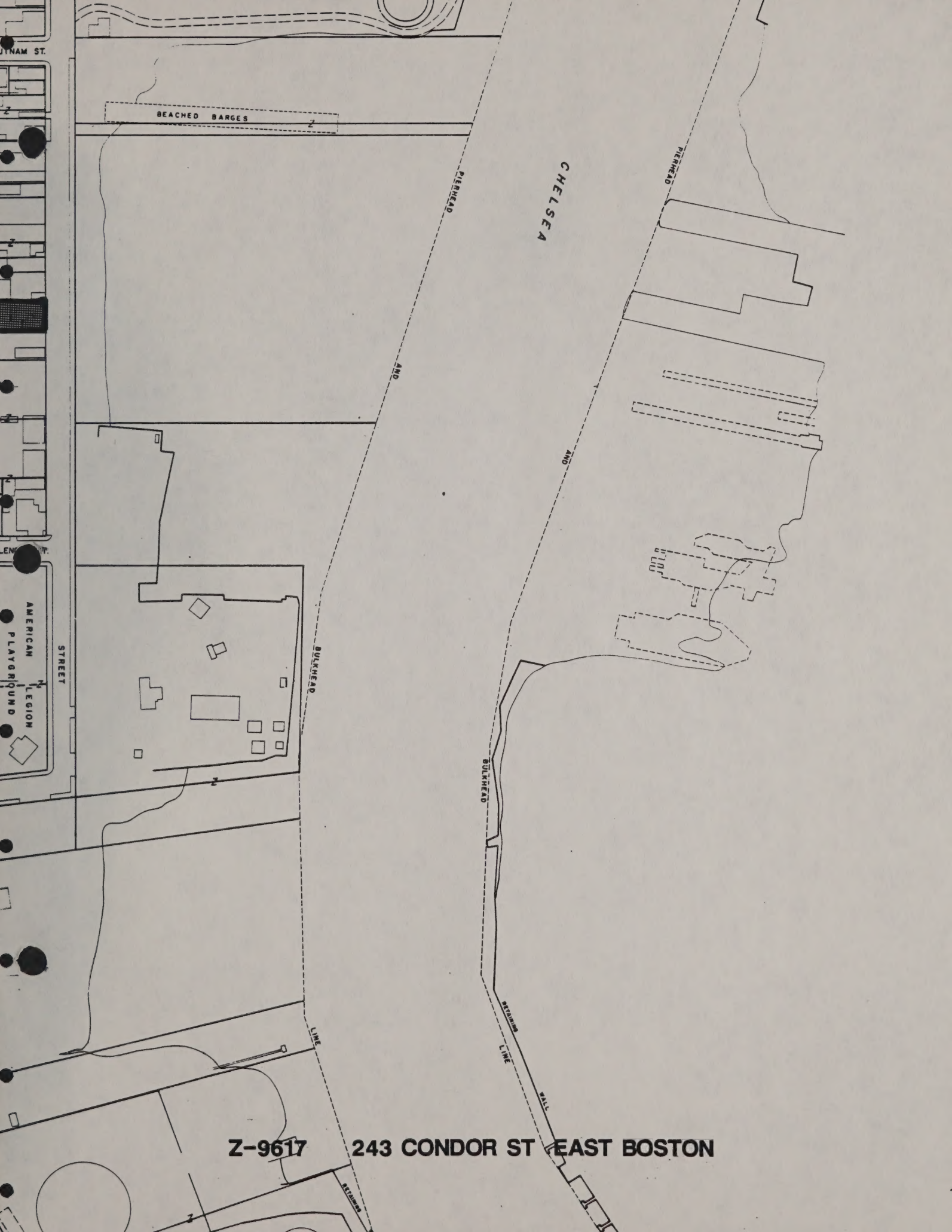
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to storage structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9617, Joseph Bavaro, 243 Condor Street, East Boston, for variance to erect one-story addition to storage structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Expansion will not displace parking area nor be detrimental to the surrounding area.



Z-9617

243 CONDOR ST EAST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9618
Michael Giacalone
48 Franclaire Drive
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect rear porch addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-9618, Michael Giacalone, 48 Franclaire Drive, West Roxbury, for three variances to erect rear porch addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosed porch will provide needed family space.



Z-9618

48 FRANCLAIRE DRIVE

WEST ROXBURY

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9619
Boston Redevelopment Authority
1134-1140 Washington Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from mercantile and three stores to eight apartments, light manufacturing, and retail.

Violation(s): Multifamily dwelling is conditional use.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9619, Boston Redevelopment Authority, 1134-1140 Washington Street, Boston, for conditional use and two variances for change of occupancy from mercantile and three stores to eight apartments, light manufacturing, and retail in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. On June 12, 1986, the Authority granted tentative designation to 1134 Washington Street Trust as redeveloper of 1134 Washington Street, 14-34 Fay Street in the South End. The principals of the Trust consist of the Artist Tenants of the South End (ATSE), the Dover Bargain Store and Proman Manufacturing Company. This four-story building is currently occupied by these two businesses. The four-story brick building would be developed into eight permanent artist live/work spaces on the third and fourth floors. The second floor would be rehabilitated for continued use as light manufacturing space for Proman Manufacturing. The first floor would be rehabilitated as retail/commercial space for Dover Bargain Store, Inc., as well as for a retail tenant. The vacant lots at 14-34 Fay Street would be used for fourteen parking spaces. The Authority has been working closely with the developers to ensure that this project is successful. The community groups are in support of the development.



Z-9619

1134-1140 WASHINGTON ST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9620
Jerome L. Missel
259 Marlborough Street
Boston

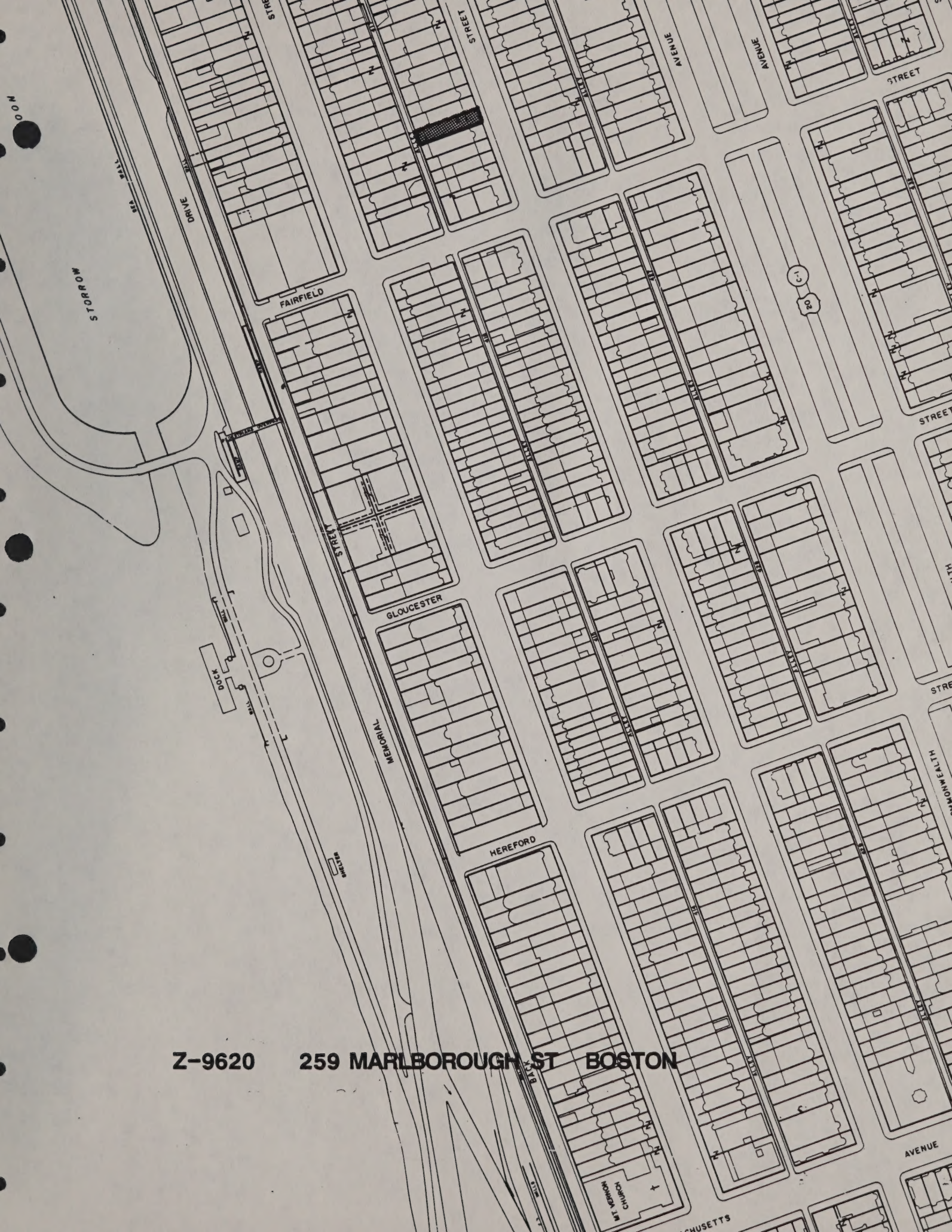
Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Erect roofdeck addition to seven-unit apartment structure.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9620, Jerome L. Missel, 259 Marlborough Street, Boston, for two variances to erect roofdeck addition to seven-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the deck is consistent with plans which received certificate of appropriateness from the Back Bay Architectural Commission on November 25, 1986; that the Authority have continuing design review. Neighborhood Association of Back Bay is not opposed.



Z-9620

259 MARLBOROUGH ST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9621
Michael J. & Eileen P. Sameski
136 Dent Street
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9621, Michael J. & Eileen P. Sameski, 136 Dent Street, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Yard deficiency will not be increased.



Z-9621

136 DENT ST

WEST ROXBURY

Board of Appeal Referrals

2/19/87

74

Hearing: 3/12/87 Z-9622
United States Trust Company
25-55 Court Street
Boston

Site: Five-story structure

District(s): General business (B-8)

Purpose: Erect eight elevated car lifts for private parking.

Violation(s): Restricted parking district.
Insufficient rear yard.

VOTED: In reference to petition Z-9622, United States Trust Company, 25-55 Court Street, Boston, for conditional use and variance to erect eight elevated car lifts for private parking in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. The site is easily accessible to public transportation. Proposed parking structures would block daylight to adjacent properties at the lower levels. In addition, the site was conveyed by the Authority as an urban renewal parcel. Any change in use of the site would be subject to prior approval by the Authority.



Z-9622 25-55 COURT ST BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9623
Paul McTigue
35 Old Morton Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Multifamily is forbidden use.
Insufficient lot area and width.
Excessive building height.

VOTED: In reference to petition Z-9623, Paul McTigue, 35 Old Morton Street, Dorchester, for forbidden use and three variances to legalize occupancy as four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Four-family dwelling is inappropriate. The immediate neighborhood consists of similar size structures with lower densities. Appellant has not submitted evidence to support proposed conversion.



Z-9623

35 OLD MORTON ST DORCHESTER

Board of Appeal Referrals

2/19/87

Hearing: 3/12/87 Z-9624-9625
Claire R. Mackin &
Charles J. & Constance M. O'Malley
51-53 New Haven Street
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area, width, rear yard, and off-street parking.

VOTED: In reference to petitions Z-9624-9625, Claire R. Mackin & Charles J. & Constance M. O'Malley, 51-53 New Haven Street, West Roxbury, for eight variances to erect two one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular attention to siting be submitted to the Authority for design review approval; that off-street parking be provided.



Z-9624-9625

51-53 NEW HAVEN ST

WEST ROXBURY

Board of Appeal Referrals

2/19/87

77

Hearing: 3/3/87 Z-9626
VII Corporation
290 Northern Avenue
Boston

Site: Parking lot

District(s): Waterfront (W-2)

Purpose: Use premises for parking of 93 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-9626, VII Corporation, 290 Northern Avenue, Boston, for conditional use to use premises for parking of 93 cars in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the use terminate at the end of two years; that site, parking layout, and landscape plans be submitted to the Authority for design review approval.



Z-9826 290 NORTHERN AVE BOSTON

Board of Appeal Referrals

2/19/87

Hearing:

3/12/87

Z-9627

Nicholas Dello Russo
1-3 Lewis Street
Boston

Site:

Five-story structure

District(s):

Manufacturing (M-2)

Purpose:

Change occupancy from two apartments and office to four apartments and tavern.

Violation(s):

Dwelling converted for more families is forbidden use.

Tavern is forbidden use.

VOTED:

In reference to petition Z-9627, Nicholas Dello Russo, 1-3 Lewis Street, Boston, for two forbidden uses for change of occupancy from two apartments and office to four apartments and tavern in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Tavern (25 seat capacity) has apparently existed since 1933. Occupancy compatible with mixed residential-local business neighborhood.



Z-9627

1-3 LEWIS ST

BOSTON

Board of Appeal Referrals

2/19/87

Hearing: 3/3/87 Z-9628-9629
Boston Housing Authority
1 Crowley Rogers Way & 59 B Street
South Boston

Site: Public housing development

District(s): Apartment (H-1)

Purpose: Renovate apartments; install bay windows.

Violation(s): Insufficient front yard.

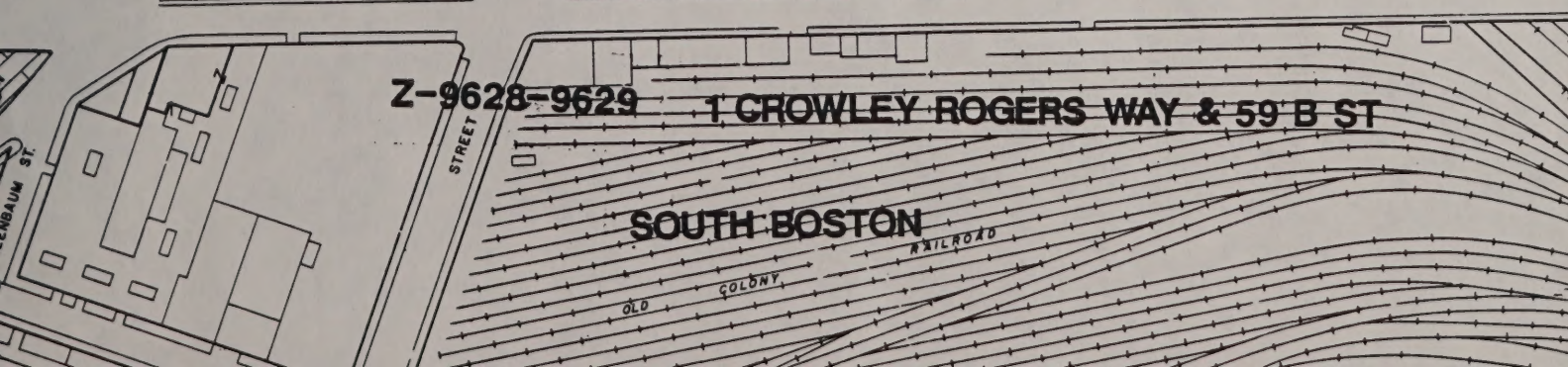
VOTED: In reference to petition Z-9628-9629, Boston Housing Authority, 1 Crowley Rogers Way & 59 B Street, South Boston, for two variances to renovate apartments and install bay windows in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Bay windows will be installed on second and third floors of some apartments; no first floor installations. Renovation will result in improved housing for low-income families of the City.



Z-9628-9629

1 CROWLEY ROGERS WAY & 59 B ST

SOUTH BOSTON



2/19/87

80

Hearing: 3/3/87 Z-9630 & 9632
Boston Housing Authority
111 Flaherty Way &
37 Joyce Hayes Way
South Boston

Site: Public housing project

District(s): Apartment (H-1)

Purpose: Construct two group care residences.

Violation(s): Group care residence is conditional use.
Insufficient front yard.

VOTED: In reference to petitions Z-9630 & Z-9632, Boston Housing Authority, 111 Flaherty Way & 37 Joyce Hayes Way, South Boston, for two conditional uses and two variances to erect two group care residences in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for the group care residences be submitted to the Authority for design review approval. Proposal has been reviewed with the tenant Task Force and community members. Facilities will house eight mentally retarded persons who will work outside the West Broadway development during the day. The facility will be staffed 24 hours each day.



Z-9630 & 9632

111 FLAHERTY WAY & 37 JOYCE HAYES WAY

SOUTH BOSTON

Hearing: 3/12/87 Z-9634
Susan E. Cunniff
20 Denton Terrace
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9634, Susan E. Cunniff, 20 Denton Terrace, Roslindale, for forbidden use and two variances for change of occupancy from one- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. The density along the street is very reflective of the S-.5 zoning that of 26 homes, 23 are single family. Conversion of a small home into smaller units is inappropriate and undesirable. There is no indication that the S-.5 designation is inadequate in this neighborhood. There are no unique circumstances involved to warrant approval of this proposal. A majority of properties on the street are very similar in size and structure.



2-9634

20 DENTON TERRACE

ROSLINDALE

Hearing: 3/10/87 Z-9635
Joseph Robbat, Jr., Trustee
99 Bartlett Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

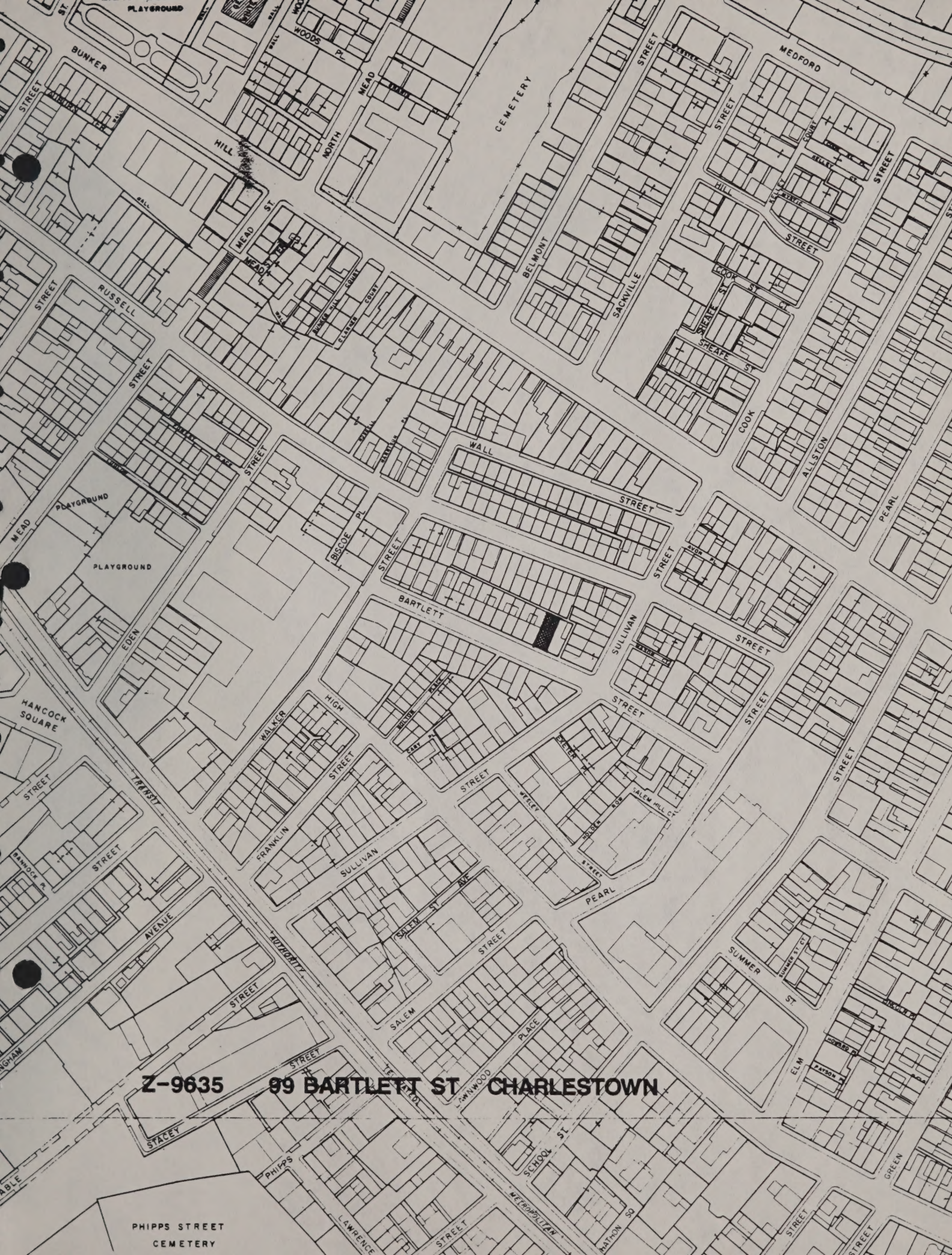
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9635, Joseph Robbat, Jr., Trustee, 99 Bartlett Street, Charlestown, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Immediate neighborhood is a mix of two- and three-family structures. Three-family dwelling has existed for several years without complaint.



Z-9635

99 BARTLETT ST CHARLESTOWN

PHIPPS STREET
CEMETERY

Board of Appeal Referrals

2/19/87

Hearing: 3/10/87 Z-9636
Airport Ramada Hotel, Inc.
225 William F. McClellan Highway
East Boston

Site: Ramada Inn

District(s): Industrial (I-2)

Purpose: Erect eleven-story addition to hotel.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9636, Airport Ramada Hotel, Inc., 225 William F. McClellan Highway, East Boston, for extension of nonconforming use to erect eleven-story addition to hotel in an industrial (I-2) district, the Boston Redevelopment Authority recommends deferral until appellant has reviewed plans with community and East Boston Planning and Zoning Advisory Committee. Extension will accommodate 200 rooms. Ramada operates shuttle service from airport.

HIGH

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